



2009 Comprehensive Master Plan



Adopted by City Council Resolution #09-002 – January 20, 2009



Previously Adopted Resolutions:

Resolution #03-004 – November 4, 2003

Resolution #98-008 – January 16, 1998

Resolution #96-001 – January 16, 1996

Resolution #391 – June 1992

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I. OVERVIEW

The City of Leon Valley has a long standing tradition of being a community committed to its self preservation and advancement. In 1858, Joseph Huebner purchased the land that would one day be called Leon Valley. On that land he built a home out of limestone, creek mud, and stone and established the foundation that Leon Valley citizens continue to use two hundred years later.

The citizens of Leon Valley have always participated in the definition of their community. In 1952, when faced with annexation by the City of San Antonio the citizens united and successfully incorporated the City of Leon Valley. Citizen participation has always been a cornerstone in Leon Valley and is responsible for the creation of responsive local government. The City is dedicated to being a local government that listens to the community and responds to the expressed needs of its citizens.

In the twenty-first century the city government wants to contribute to the balance between residential interests and economic growth with strategic policy making, preservation of open space and smart growth. On November 5, 2007 Mayor Chris Riley and the City Council approved resolution “El Verde 2020” (# 07-019). The resolution calls for the City of Leon Valley to pursue a course that includes conservation and preservation for current and future generations.

This master plan is a comprehensive document that was created to assist in guiding current and future decision making by local government. It is a document that exemplifies the requests of the community with government action. As the community collaborates with stakeholders and government officials to ensure a sustainable future, the master plan is designed to serve community goals with a working blueprint.

Texas Statutes: Local Government Code

Section 211.004 Compliance with Comprehensive Plan

- a. Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:
 - 1. lessen congestion in the streets;
 - 2. secure safety from fire, panic and other dangers;
 - 3. promote health and general welfare;
 - 4. provide adequate light and air
 - 5. prevent the overcrowding of land;
 - 6. avoid undue concentration of population; or
 - 7. facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

II. INTRODUCTION

Leon Valley Vision Statement

The City of Leon Valley will be an exemplary community deeply committed to the preservation of natural resources, the enjoyment of the arts and outdoor recreation and appreciation of the area's historical significance.

The City shall recognize the delicate balance between future growth and existing development and the neighborhood communities. The City shall strive to promote a compatible business environment that will maintain a healthy economy. The City will promote pedestrian friendly connections between the City's physical elements, as well as safe and efficient flow of street traffic.

The City of Leon Valley will maintain its trailblazing legacy of leadership by fostering and encouraging collaborative participation by its residents, businesses, and civic partners to sustain Leon Valley as a community of choice.



Leon Valley City Hall - 6400 El Verde Road

Purpose of the Leon Valley Comprehensive Master Plan

As an official public policy adopted by the City, the purpose of the Comprehensive Master Plan is to guide decisions about the physical development and programs of the community. The Comprehensive Master Plan is intended to be a well-formed policy guide that describes the desired future of the City in broad terms. It is designed to serve as a tool to assist the community decision makers in meeting their primary obligation.

Each community government has the obligation to advance the health, safety and general welfare of its citizens on a continuing basis and to maintain an orderly environment for self-advancement. City governments endeavor to address this obligation directly through the provision of services, such as fire, police, and emergency medical services; and the construction, management, and maintenance of the infrastructure.

Other facilities in the City such as Parks, Community and Conference Centers, and Library improve the general quality of life in a community. They can also, through its land use policies, influence, or in some cases direct, the private development and uses of land to optimize the relationship between land uses and the welfare of its citizens.

This Master Plan identifies the strengths, needs, and concerns of each neighborhood within the City. The commercial areas also receive special attention with an emphasis on the long term ability of the areas to support viable businesses. These businesses contribute much to the ability of the City to maintain and improve its services. As Leon Valley enters the new millennium, it will take more effort by the City government and its citizens to sustain growth.

Purpose of Plan:

To create a document that guides every policy, objective, and goal of the City of Leon Valley to ensure that decision makers are fulfilling their primary obligation to the citizens.

Primary Obligations:

- **Public Health**
- **Public Safety**
- **Public Welfare**



Comprehensive Master Plan Goals and Objectives

- 1) Guide day-to-day planning, engineering, and financial decisions by the City;
- 2) Foster communication between the City Council, staff and citizens by placing the government's future intentions on public display;
- 3) Provide a coordinating mechanism between City departments, other governmental and quasi-public agencies, and private developers; and,
- 4) Establish a basis for land use regulation and public investment, which govern the growth of the City.

To achieve its influence over various land use and policy decisions, the Comprehensive Master Plan should be dynamic, furnish clear guidance, and provide sufficient flexibility to enable it to adapt to unforeseen events and trends. *The Plan must, therefore, strike a balance between general guidance and suggestions for specific activities and events.*

Monitoring the Comprehensive Master Plan

It is the intention of the Comprehensive Master Plan to reflect the vision of the City's future growth and development. For the process to be successful, the Plan must receive continued review and support by public bodies and private citizens. The Plan must be updated to maintain its relevance to conditions in the City and to retain support from the public and private interests. Past predictions and projections must be evaluated for accuracy and must be revised for practical application. To accomplish this continuing review, the City requires the that Zoning Commission review and make recommendations for revisions to the Master Plan every four (4) years which began in 1995.

The goals and objectives represent a point of direction by which the communities' desires are implemented through a comprehensive plan that acts as means to desired ends.

Historical Timeline of the Comprehensive Master Plan

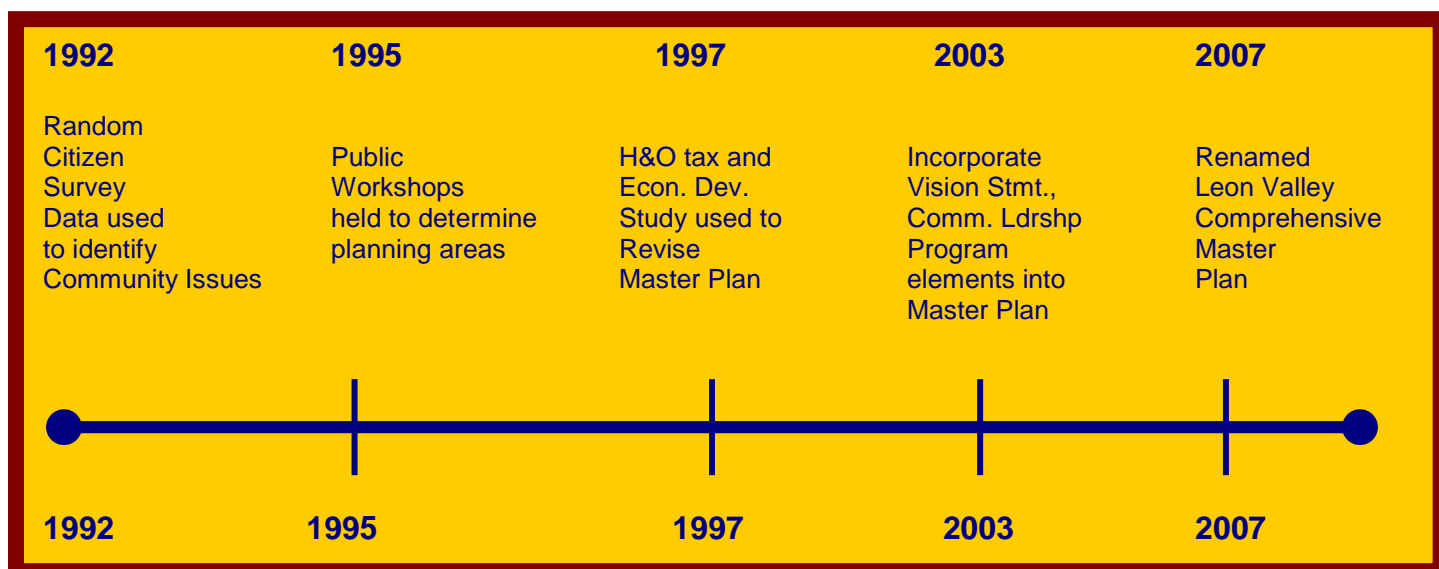
The 1986 Master Plan provided land use policies in a narrative form. In the 1992 revision of the Master Plan, the Zoning Commission and the City Council randomly distributed a Citizen Survey to acquire private citizen input in regard to their views and concerns of Leon Valley. The survey was used to help formulate decisions in the best interest of the citizens. The surveys identified important issues and served as a guideline in the development of the Master Plan.

In the 1995 review of the Master Plan the Zoning Commission held a series of public workshop sessions to discuss the various components of the Plan and the respective neighborhood and commercial planning areas. In making recommendations for the 1995 Master Plan revisions, the Zoning Commission also reviewed the City's growth and development patterns since 1992.

In the 1997 review of the Master Plan, the Zoning Commission utilized the 1996 Hotel Occupancy (H&O) Tax Study and the 1997 Economic Development Study in making recommendations for the revisions to the Plan. The Commission also used prior rezoning requests dating back to the 1995 Master Plan revisions as a point of reference for any necessary revisions to the Plan.

For the 2003 Master Plan, the Zoning Commission incorporated the Vision Statement, used previous zoning and specific use permit cases and public input via a series of workshops in their review of the Plan. The Commission and City Staff also incorporated elements of the Community Leadership Program, along with an evaluation of the tax revenue report and economic development trends of the City.

The 2007 review and revision of the Master Plan is being renamed the Leon Valley Comprehensive Master Plan and includes data gathered from public discussions of the residential and commercial areas of the Plan, land use assumptions, and was designed in a more user-friendly format with photographs detailing areas of the City.



Amendments to the Comprehensive Master Plan

The Master Plan is reviewed and updated by the Zoning and Land Use Commission and the City Council every four (4) years. In addition to these 4-year reviews, the City Council can initiate amendments to any of the various sections of the Master Plan at any time.

All amendments must be reviewed by the Zoning Commission and a formal recommendation submitted to the City Council. Failure by the Commission to make a recommendation is considered a recommendation against any change in the Plan.



2007-2008 Zoning Commission

Leon Valley citizens and all owners of real property in the City of Leon Valley may initiate City Council review of any section of the Master Plan by submitting a petition signed by seventy-five or more Leon Valley citizens or owners of real property in Leon Valley.

The petition must specifically identify the portion or portions of the Plan which are to be amended and should state reasons for such amendment(s).

No more than forty-five (45) days after the submittal of a valid petition the City Council shall initiate a review by the Zoning and Land Use Commission of the amendment(s) proposed by petition.



After receiving the recommendation of the Zoning and Land Use Commission, the City Council is to act on the amendment(s) proposed by petition, either approving or rejecting the proposals. In all cases, action is to be taken by the City Council on amendments proposed by petition within 180 days after a valid petition is submitted.

The Framework for the Comprehensive Master Plan

The 1992 revision of the Master Plan divided the City into planning areas and applied planning element components in matrix form to these planning areas. The 1995 review included the addition of an introductory page for each Neighborhood Planning Area and a neighborhood profile with appropriate goals, objectives, and strategies for each neighborhood. The 1997 review incorporated several new objectives for each Neighborhood Planning Area including a city-wide speed hump policy within the neighborhood housing areas and Capital Improvements Programming. The 2003 review was designed to be a concise plan and created a table format for Neighborhood & Commercial Planning Areas. The 2007 review has resulted in public meetings with citizen input which created an updated Plan consistent with current planning principals and a new visual format:

1. Planning Elements

The Planning Elements identifies five (5) components important to the proper development of Leon Valley. Each planning element component states goals, objectives and recommended strategies for the development of Leon Valley. The components are:

- ❖ Transportation and Thoroughfare - represents the desired arrangement of transportation facilities to meet the community's mobility and circulation needs.
- ❖ Community Services - strives to provide proper safety and welfare for citizens by providing public facilities and services.
- ❖ Environment - addresses health, safety and appearance issues for citizens as growth and development occurs.
- ❖ Economic Development - focuses upon creation of new businesses as well as retain businesses within the community to provide services and revenue for the City's growth and well being.
- ❖ Housing/Neighborhood - describes the variety of desirable housing types; encourages safe sanitary living conditions and illustrates neighborhood character and identity.

Within the Economic Development and Housing/Neighborhood Components, the City is divided into seven (7) Commercial Planning Areas and sixteen (16) Neighborhood Planning Areas.

Overview of Master Plan Sections

Section One: Introduction

Describes the Master Plan and the City of Leon Valley

Section Two: Data & Description

Identifies existing conditions and trends that may affect future development

Section Three: General Land Use

Describes the City's vision for future development and land use goals

Section Four: Planning Elements

Identifies and categorizes specific planning elements as well as specific planning areas pertinent to the development of the City

Section Five: Appendix

Contains additional facts, figures and maps.

2. Planning Areas

The Planning Areas consist of the following six (6) planning elements:

1. Land use,
2. Commercial corridor/interface,
3. Housing/neighborhood interface,
4. Transportation,
5. Community services, and
6. Environment.

3. Maps

The maps are located in the appendix of this Master Plan and represent the 2007 zoning district patterns.

Subsequent changes in the land use patterns of the City after June 2007, may affect the accuracy of the maps contained within the Master Plan document.

Commercial and neighborhood area maps are provided for illustrative purposes only and are not to scale.

Users are strongly encouraged to contact the City regarding the current zoning of a particular parcel of land. Contact can be made through The Community Development Department at (210) 684-1391, ext. 227.

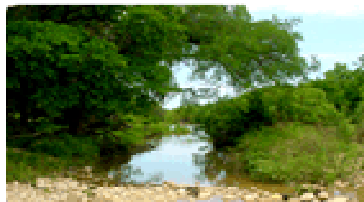
Zoning Descriptions

The following abbreviations are used throughout the commercial and neighborhood matrices and are provided as a reference

R-1 - Single-Family Dwelling District
R-2 - Two-Family Dwelling Districts
R-3 - Multiple-Family Dwelling District
R-3A - Multiple Family Retirement Community
R-4 - Townhouse District
R-5 - Manufactured Home District
R-6 - Garden House District
R-7 - Single-Family Medium Density Dwelling

O-1 - Office District
B-1 - Small Business District
B-2 - Retail District
B-3 - Commercial District
I-1 - Light Industrial District
MX-1 - Mixed Use District

Historical Background



Huebner Creek

Leon Valley is named for Leon Creek, a tributary of the Medina River. The creek passes under Bandera Road about one-half mile north of the City limits. Huebner Creek, a tributary of Leon Creek, passes through the center of Leon Valley and has yielded various clues about the ancient history of the area.

Shells have been found in the Leon Creek bank indicating that the area was once part of the sea. A hip and thigh of a mastodon, as well as stone artifacts that pre-date the bow and arrow, have been found in the basin. Leon Creek was once a continuously running stream with many small caves that may have been used to shelter man and beast.

The Leon Creek was a popular campsite for wandering Indian tribes. More than 1,000 arrowheads and Indian artifacts have been found in the Leon Valley area. The Tonkawa Tribe was the primary early inhabitants. A Tonkawa Indian burial site was discovered on the west bank of Leon Creek, near Bandera Road. The first settlers reported that in the early 1800's the area was covered with buffalo grass and few trees.

Leon Valley was a dangerous area for wagons and stagecoaches because the hills were steep, there were two creeks to cross, and the ground was often muddy. As a result, Leon Valley became the site of a stagecoach stop on the route from Bandera to San Antonio. In 1858, Joseph Huebner purchased 200 acres in the area to be known as the City of Leon Valley. By 1859, his land holding totaled 850 acres. He built a limestone living quarter on the original parcel of land out of creek mud and stones, establishing the City of Leon Valley's environmental spirit with the construction of the first sustainable home. Eventually through the accumulation of horses and cattle, Mr. Huebner created the only stagecoach stop on the route from Bandera to San Antonio.

The Huebner house was built in 1858, along what is now known as Bandera Road. The house was occupied by the Onion family in the 1930's and is the oldest existing structure in Leon Valley. Musket balls and Indian artifacts have been found in its walls. The Stagecoach Inn, as the house is known, and the many legends and stories of Indian and bandit raids are still a part of local tradition.



**Huebner-Onion Homestead
6625 Bandera Road**

The City of Leon Valley was founded with the filing of a petition bearing 133 names for incorporation. Following an emergency election, Leon Valley was successfully incorporated on March 31, 1952. Raymond Rimkus was the City's first mayor. By 1970, Leon Valley had just over 2,000 residents, but during that same decade the City's population grew to over 9,000. In the 1980's, the rate of residential growth slowed and Leon Valley entered a period of dynamic commercial growth. To this day, the City holds to its reputation for offering *"small town hospitality with big-city advantages."*

Welcome to the Present Leon Valley

Leon Valley is an independent self-governing City going beyond the traditional definition of a "bedroom" suburb. The City of Leon Valley, a suburban community of 9,237 people is positioned at the virtual center of a dynamic quadrant of the San Antonio Metropolitan Area. The area had significant population increase over the last decade and an increase in employment centers and tourist attractions. These factors, combined with an effective local government and exemplary community services, make Leon Valley an attractive location for a home or business.

Fortuitous physical location is only one reason to locate a residence or business in Leon Valley; the City provides quality public services through city-owned and operated fire, police, and emergency medical services. Citizens and business owners receive quick responses to emergency calls and the local services make a real difference.



Raymond Rimkus Park
6400 Evers Rd

The City has also shown awareness of the need to preserve the environment by being the first community in the San Antonio area to institute a solid waste recycling program. Since 1992, the City has continued its environmental efforts by implementing several innovative approaches including: oil and filter recycling igloo, community garden plots, compost demonstration garden, and a water conservation rebate program.

Many of Leon Valley's public facilities are located in the center of the community and include: Raymond Rimkus Park, Leon Valley Community Center, Public Library, and the Conference Center. Raymond Rimkus Park is the community's outlet for outdoor

recreation. The Park also houses a covered Pavilion and a picnic pavilion that can be reserved for use.

The Leon Valley Community Center is a multi-purpose meeting, recreation and community facility. The Leon Valley Public Library was renovated in 2001 and provides literature, expanded services, and materials to the community. The newest addition to the City is the Leon Valley Conference Center. The Conference Center was completed in 2001 and was designed to attract business clientele. The Chambers House which dates back to 1950, was remodeled in 2006, and houses the Economic Development Office.

Our key to the future lies in being the "best maintained" and "best served" community in the area. Critical to that goal is maintaining the balance between commercial and residential interests. This Plan can contribute to that balance and actually advance policies that will support both interests. Future planning decisions must recognize existing conditions and trends which help shape the development of the City.



Leon Valley Conference Center
6421 Evers Rd.

Current Issues

Due to that fact that Leon Valley is surrounded by San Antonio the City can no longer grow beyond its current size of 3.5 square miles. Approximately 90% of the land is developed; however, some of the larger undeveloped tracts are among the most visible locations, thus influencing the look of Leon Valley for years. Although the number of development sites is relatively few, they are quite important to the nature of the community. As the large neighborhoods established in the seventies grow older, more resources will need to be devoted to the maintenance of the infrastructure and the structures themselves. Property owners will continue to address the maintenance of their property and the City must monitor and maintain the public infrastructure.

Reduced operating revenues have resulted in a compromise of both the quality and degree of essential service available to the community. The biggest problem that the City of Leon Valley faces is the diminishing tax base. As quality businesses move away from the City, it is impacted by the economic loss. The City of Leon Valley needs a comprehensive plan that incorporates the need to attract new business, retain existing businesses and provide a boost to the economy.

The reduction of City revenue has seriously reduced the ability of City administration to maintain city services. Plans for improved neighborhood connectivity, open space and mass transit have been hindered due to the uncertainty of future revenue sources. The City's drainage system needs to be improved to ensure community safety but without necessary funds these plans are delayed. The City's infrastructure is aging and will need to be continually improved to advance the City into a community of choice.

The City's future is also threatened by previous environmental abuses. The designation of the superfund site implicates the severity of environmental issues facing the City. The contamination threatens not only future development plans but seriously could impact future water supplies. The City of Leon Valley's water supply allotments from the Edwards Aquifer are limited. Any threat to this supply is a solemn reminder of how dependent the City of Leon Valley is on the environment and the region's actions. Identification of additional potable water sourcing is necessary to meet projected community needs and is critical to the future of the City of Leon Valley.



**Leon Valley Water Tower
Sawyer Road Perspective**

III. DATA AND DESCRIPTION

The City must recognize and utilize existing trends in shaping the growth of our community. The Data and Description section identifies existing conditions and trends that may affect future development in the City of Leon Valley. The information is intended to foster informed decision making during the development process.

Topography and Terrain

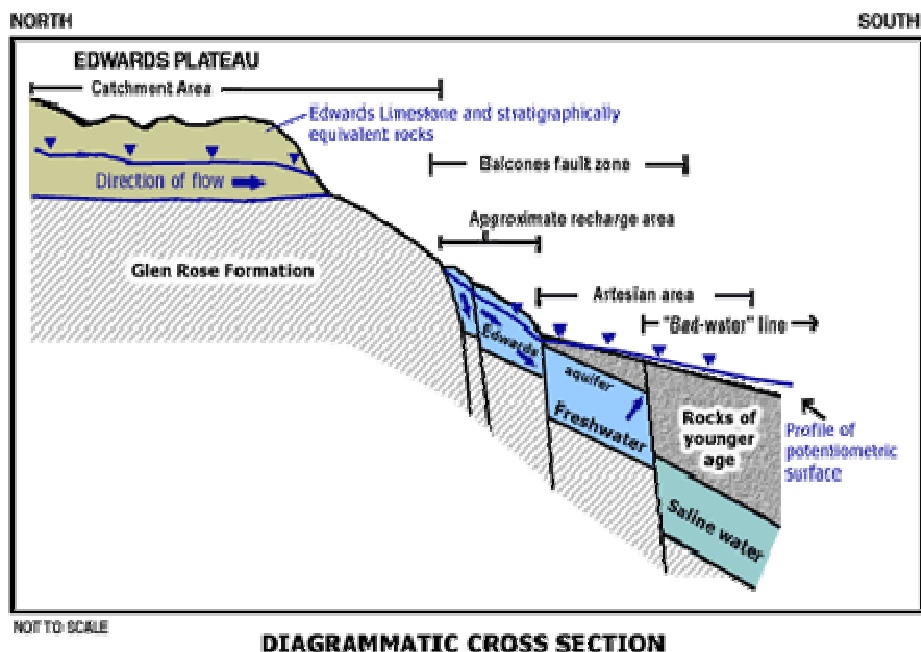
1. Physical Features

The Balcones Fault Zone is visible when looking west from Leon Valley. This large uplift and related minor faults provide the topographical features found in Leon Valley (See Figure 1).

2. Topography

The area consists of gently undulating topography with grass and tree vegetation. Even though Leon Valley gets its name from the valley of Leon Creek, the valley itself is to the northwest of the major portion of the City of Leon Valley. The City itself is characterized by hills, with Huebner Creek bisecting the City in a northeast-southwest line. Zarzamora Creek runs north-south at Loop 410. The elevation ranges from approximately 787 feet at the bottom of Huebner Creek to approximately 900 feet at the tops of the hills. With the Leon Creek valley immediately to the west resulting in slightly lower elevations, the higher elevations of the hill country serve as the major vista to the northwest along the higher elevations of the Huebner Creek valley.

Figure 1



3. Soils

The soils may be grouped into several generalized strata with similar physical and engineering properties. The uppermost along and within floodplains is frequently dark gray clay with gravel. These clays are highly plastic with tested liquid limits ranging from 69 to 79 percent and plasticity indices ranging from 46 to 51.

The next stratum consists of tan clay with caliches and gravel with some iron staining. These clays are moderately plastic, with tested liquid limits ranging from 39 to 48 percent. The soils found in Leon Valley are:

- Tarrant-Brackett Shallow and very shallow soils over limestone
- Austin-Tarrant Moderately Deep and very shallow clayey soils over chalk and marl
- Lewisville-Houston Black Deep, calcareous clayey soils in old alluvium
- Venus-Frio-Trinity Deep, calcareous soils on Creek bottom lands and terraces

4. Floodplains

The major floodplain of Leon Valley is Huebner Creek. The Huebner Creek flood prone area located northeast of Bandera Road, includes a large undeveloped tract at Bandera Road, the Northwest Little League baseball fields, some residential lots, and the City's Raymond Rimkus Park. Zarzamora Creek affects the southeast portion of the City, in particular, North West Industrial Drive. The El Verde and Jeff Loop Road areas are within the regulatory flood plain.

The floodplain of Apache Creek does not necessarily encroach upon existing housing, but is adjacent to Althea Drive. The City of San Antonio reduced the flooding potential of the area by enlarging the Apache Creek channel.

The Federal Emergency Management Agency (FEMA) prepared revised regulatory maps for the floodplain. These maps were issued in January 2002.

5. Climate

The average annual temperature from January 2006 to January 2007 was 83.5 degrees. The average temperature in January was 57 degrees and 89 degrees in June. Average annual rainfall is 22.91 inches. The average humidity is 60 percent. Winds prevail from the southeast. Snowfall is rare. In 2006 there was very little rainfall and resulted in a drought that is predicted to last, at least, several more years.

6. Utilities

Electricity Purveyor: CPS Energy
Natural Gas Purveyors: CPS Energy
Grey Forest Utilities

Leon Valley utilities are provided by the City of San Antonio, Leon Valley and various telecommunications companies. It is important that the City and these other entities coordinate planning efforts to ensure that each resident receives the best services in the most efficient manner.

7. Water

Appendix B: Water Map

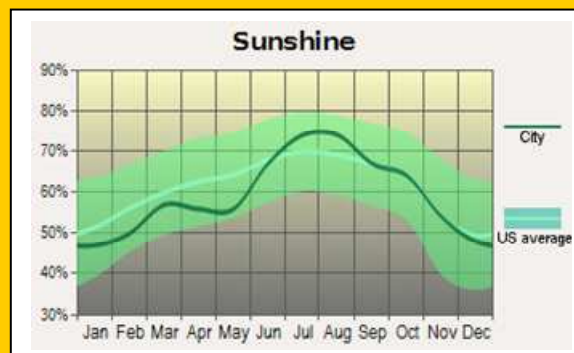
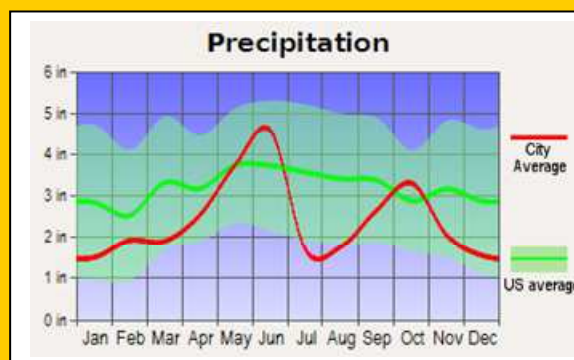
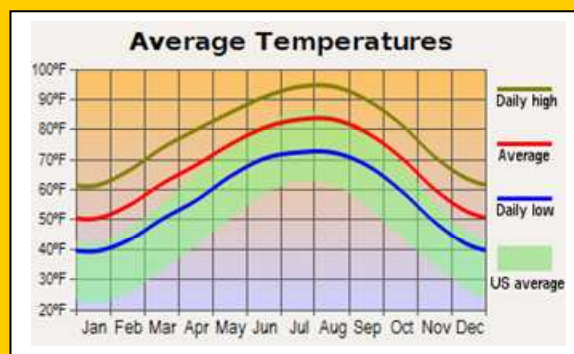
Water Purveyors: Leon Valley
San Antonio Water System (SAWS)

Leon Valley currently owns and operates two water wells, each producing 1,000 g.p.m. These wells provide water to 2,430 connections (2006 figures). The water map (Appendix C) shows all water lines and appurtenances existing in the City. An emergency interconnect with San Antonio Water System (SAWS) was installed in 1995, not as a supplement, but as a backup supply during mechanical failure of the wells.

The highest annual pumpage from 1980 through 2006 occurred in 1996 when 450,818,000 gallons (1,384 acre-feet) were pumped. The water rights to pump from the Edwards Aquifer were validated by the Edwards Aquifer Authority (EAA) in FY 2003 in the amount of 1,589 acres per foot. On January 1,

Average Weather Conditions

For the City of Leon Valley



Data provided by City-Data.com

2008, the City's water pumping rights will be reduced to 986 acre feet per year. Critical period management will also reduce this amount by 23%.

Prior to recent growth, the Leon Valley Water System had a yearly average pumping requirement of 1,130 acre feet. By the year 2010, the yearly pumping average will increase to 1,512 acre feet. This will result in a deficit supply of water pumping rights. The City is presently exploring acquisition of 902 acre feet per year aquifer pumping rights

During the summer of 1996 and again in the Spring of 2006, the City came under drought management plan restrictions as the water level in the Edwards Aquifer fell below elevation 850'. Stage IV restricts pumping to a maximum of 33,270,144 gallons per month. The peak pumped volume in the summer of 1996 amounted to 47,135,000 gallons in July.

A water and sewer rate increase was implemented in October 2006 to provide additional funds for operations. A study of the water system and impact fees related to infrastructure and water supply needs was initiated at that time.

8. Waste Water

Appendix C: Waste Water Map

Sanitary Sewer Collections: Leon Valley

Sewer mains have generally been over-sized to anticipate new growth. As of 2006, the City provides sewage collection service for 3,261 connections. The waste water map (Appendix D) shows all sewer lines and mains existing in the City and serves as the current Waste Water Capital Improvements Plan.

Replacement or repair of sewer lines and laterals is an ongoing activity as some facilities are failing due to age, ground shift and poor initial construction or materials. Extension of mains to areas not served is an active goal as funds allow.

Capital Improvements planning is underway to identify these facilities and program their replacement or extension. The City of Leon Valley conducted a study of all existing mains to inspect their condition. The San Antonio Water System video crews inspected sewer mains in those areas of the City that have water service from San Antonio. Sanitary sewers installed by developers are required to provide video inspection of these mains prior to acceptance by the City.

The San Antonio Water System (SAWS) provides transportation and treatment of Leon Valley wastewater for a fee. Recycled water from SAWS is purchased by Leon Valley for use as irrigation water.

9. Storm Water

Leon Valley is subject to the Environmental Protection Agency's mandated Storm Water Phase II programs that the Texas Commission on Environmental Quality (TCEQ) administers. This program required that the City develop and implement a plan consisting of six (6) storm water management practices designed to reduce pollution of storm water discharge to the State's waterway. Leon Valley has appointed a Storm Water Management Committee to develop and implement this program when directed by TCEQ. A Municipal Storm Water Enterprise Fund was created to fund this program when developed.

Existing Land Use

The following information is from the 2000 Census Bureau figures. New census data will not be available until 2010.

1. Housing

TYPE	NUMBER
Total Housing Units	3,666
1-Unit Detached	2,781
1-Unit Attached	83
2 or more Units	21
Manufactured	59
Owner Occupied	2,349
Renter Occupied	1,078
Total Vacant Units	96

Homeowner vacancy rate - 1.1%

Rental vacancy rate - 3.1%

71.3% of the owner occupied housing units cost between - \$50,000-99,999

Median property value for owner occupied housing units - \$87,400

2. Industrial Parks

There is some potential for growth in the industrial areas of Leon Valley.

A majority of the vacant property in these areas is located in the floodplain and will experience developmental challenges when developed.

AREA	TOTAL SQUARE FOOTAGE
Bandera Road Business Park	112,500
Leon Valley Business Park	57,500
West Loop Park I	170,000
West Loop Park II	170,000

(Figures provided by Leon Valley City staff.)

3. Shopping Centers (Appendix D: Retail Map)

Leon Valley has 1,250,292 rentable square feet of shopping center space. The general trend of shopping center's occupancy in the past five years has been one of sustained growth. The largest shopping centers in Leon Valley are the HEB Marketplace, Bandera Heights (Old Mill Place) and the Leon Creek Shopping Center.

SHOPPING CENTERS	TOTAL SQ. FT.	SHOPPING CENTER	TOTAL SQ. FT.
Bandera Crossing	32,000	Leon Valley Auto Center	10,000
Bandera North	31,986	Leon Valley Center	60,000
Bandera Plaza	21, 960	Lim's Village	19,200
Bandera Square	9,400	Old Mill Place(Bandera Heights)	153,000
Clear Creek	80,661	Oak Plaza Center	14,640
Crossway Center	37,000	Reindeer Trail Center	29,677
Eckhert Center	33,000	Savings Square	36,112
Grass Valley	42,000	Seneca Plaza	30,795
H.E.B. Marketplace	185,000	Stratford Towers	33,145
Jet Press Plaza	20,000	The Market @ Grissom	58,000
Lebman's Corral	20,000	Valley Park	102,911
Leon Creek	144,537	Exchange Plaza	32,960
Bandera Center	12,308		

Economic Indicators of City Income**1. Top Ten Taxpayers for FY 2007**

1. Principal Life Insurance	6. VR Shadow Valley Holdings
2. Ancira-Winton Chevrolet	7. SCIC San Antonio II LLC
3. Vista Del Rey	8. Fiesta Lincoln Mercury
4. Southwestern Bell dba AT&T	9. SA West Loop II Investors
5. Parkdale Development Corporation	10. Puget of Texas Incorporated

2. Taxes

Based on 2007 Tax Year from the Bexar County Appraisal District

REAL PROPERTY	
City:	0.537400
County:	0.326866
Northside Independent School District (NISD):	1.592500

TAX REVENUE	
City Property Tax Revenue: (residential, commercial and industrial)	\$3,134,228
City Tax Revenue: (property, sales and use, occupancy, and franchise)	\$5,622,391
City license, permit, fine & fee revenue:	\$1,085,494

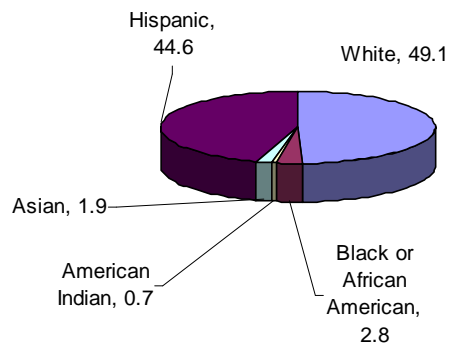
3. Assessed Land Values

Values are from the Bexar County Appraisal District and are actual values

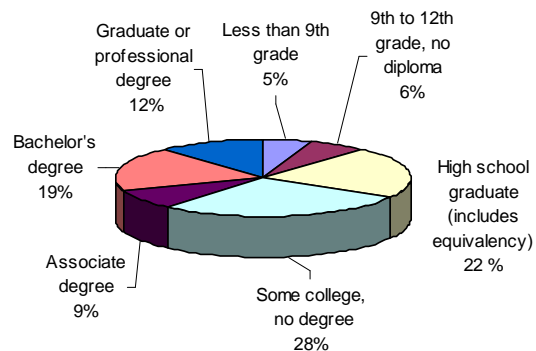
FY	Residential Property	Commercial Property	Industrial Property	Tax-Exempt Property
1998	243,116,933	200,407,844	2,754,770	30,312,566
2002	290,580,767	241,741,820	1,158,650	35,479,908
2006	335,690,096	249,459,109	1,986,960	40,482,398
2007	383,358,614	253,751,486	1,799,360	47,412,845

Population Characteristics and Trends

Population Diversity



Educational Attainment



1. Population Turnover

Figures from U.S. Census Bureau

There has been a 3.5 % decrease in Leon Valley's population from 1990 to 2000. The decrease which occurred during the following years may be attributed to a geographic correction in defining the City's boundary lines.

Age Distribution

Age 19 and under	26.1%
Age 20 - 24	6.3%
Age 25 - 34	13%
Age 35 - 44	15.1%
Age 45 - 59	21.3%
Age 60 and over	25.2%

2. Growth Projections

2003 Figures provided by Leon Valley City staff

Leon Valley has the capacity to grow to a population of approximately 16,786 according to the 1990 Garcia & Wright Study conducted for the purpose of deriving impact fees. This figure was derived by looking at the City's utility and sewer availability.

Total Population

Year	Population
1990	9581
2000	9239
2006	9795

Estimated Population Growth

Year	Population
2008	9992
2010	10193
2015	10713
2020	11259

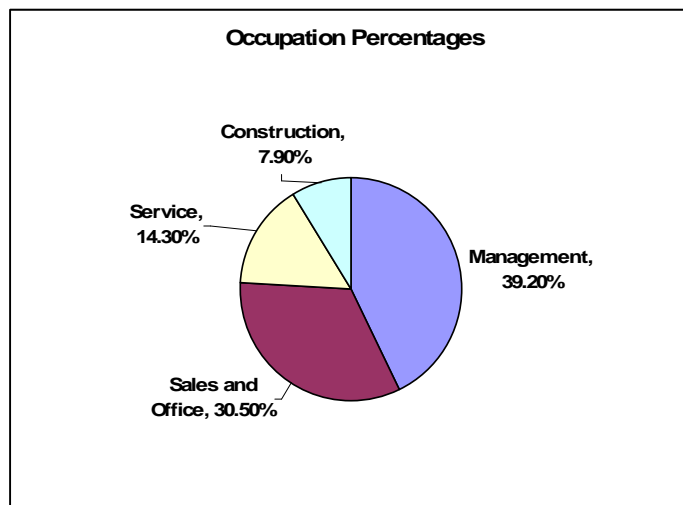
(1% growth per year - base year 2006)

Income Characteristics and Trends

Data from the U.S. Census Bureau

2000 Per capita income Percentages

Less than \$24,999	23.6
\$25,000 to \$49,999	27.8
\$50,000 to \$99,999	35.5
Over \$100,000	13.2



1. Income Trends

Year	Per Capita Income
1990	\$14,757
2000	\$21,743

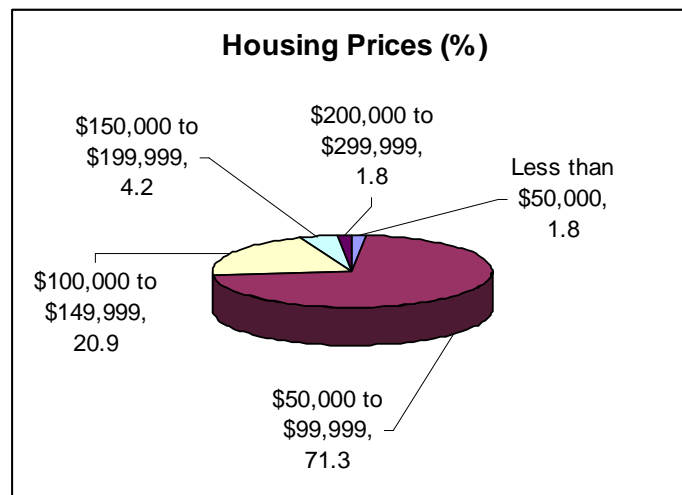
Median household income	\$49,079
Median family income	\$56,543
Families below Poverty Level	4.8%
Individuals below Poverty Level	8.1%

2. Housing Trends

Housing in Leon Valley is affordable with 92.2 % of the housing prices between \$50,000 and \$149,999. The majority of citizens are home owners.

Home Ownership

Home Owner	67.1%
Renter	32.9%



Features of the Surrounding Area

1. Leading Attractions

Leon Valley is located in northwest San Antonio, one of the fastest growing areas in metropolitan San Antonio, and serves as an access point to this appealing quadrant. Bandera Road and Loop 410 are the primary arteries to San Antonio's leading attractions. Leon Valley is ideally situated approximately nine miles equidistant between Sea World of Texas and "Six Flags Fiesta Texas" family theme park. South Texas Medical Center, one of the State's leading medical centers, is three miles from Leon Valley. The University of Texas at San Antonio, Southwest Research, Texas Research Park, and Ingram Park Mall are all within a five to ten minute drive from Leon Valley. Two of the area's largest employers, United Services Automobile Association and the San Antonio Port Authority are both short and easy commutes from Leon Valley. The City of Leon Valley is approximately 17 miles from downtown San Antonio and eight miles from San Antonio International Airport. Population statistics from the 2006 U.S. Census Bureau indicate that the population of the City of San Antonio surrounding Leon Valley is 1,296,682.

2. Current Residential Communities

Leon Valley is surrounded by many residential communities that enjoy the services and goods provided by Leon Valley merchants. Listed below are some of the surrounding residential communities located off of Leon Valley's major thoroughfares within a two mile radius of Leon Valley.

Northwest on Bandera:	Northeast on Huebner:
Marshall Meadows	Apple Creek
Wildwood	Apple Gate
Braun Station	North Gate
Woods End	
French Creek Village	Southwest on Wurzbach:
Lincoln Park	Rollingwood Estates
	Crystal Hills
Southwest on Bandera with west NW Loop 410 access:	
Thunderbird Estates	
Thunderbird Village	Northeast on Wurzbach:
Thunderbird Hills	Glen Oaks
	Oak Hills Terrace
Southwest on Bandera:	Dream Hill Estates
Sunset Hills	
Mariposa Park	Southwest on Grissom:
Inspiration Hills	Timbercreek Estates
	Deer Run
	Twin Creek
	Misty Oaks
Southwest on Bandera w/east NW Loop 410 access:	
Rolling Ridge	
Hill Crest	

IV. GENERAL LAND USE PLAN

Vision for Future Development

The Master Plan should not simply be a reaction to changing conditions, but should reflect a general concept of the desired future of the City. The previous two elements of the Plan have reviewed the history and current conditions in Leon Valley. This element of the Plan presents a vision of Leon Valley for the next ten years.

1. Physical Shape

The City of Leon Valley maintains no extra-territorial jurisdiction and is completely surrounded by the City of San Antonio. The physical city limit lines of Leon Valley will not differ significantly during the next decade. There may be limited opportunities to exchange minor properties between Leon Valley and San Antonio.

2. Population and Demographics

As noted elsewhere in the Plan, there was a 3.5% decrease in Leon Valley's population from 1990 to 2000. While the growth rate has not greatly increased during the past decade, Leon Valley has the capacity to increase population to 16,786 based on utility service maximum build-out.

3. Land Use and Housing

Land uses in the future will be similar in location and type as those presently shown on the Land Use element of the Plan. Minor adjustments will be made to the land use plan over the next decade as conditions and trends change, but the general arrangement will remain the same.

During the next ten years, some neighborhoods may be faced with declining housing quality. It will be necessary for a city-wide initiative to monitor and regulate housing quality. In the 2002 Appraisal Roll Analysis from Bexar Appraisal District, of the preliminary total land parcels 8.2% are vacant lots and acreage. These vacant properties have the potential and are expected to develop proportionally as single-family, garden homes and other low density residential or commercial.

The City is arranged with a commercial corridor located through the center, along Bandera Road. The existing vacant property located along the Bandera, Wurzbach, Grissom and Huebner commercial corridors, is expected to develop as retail/commercial service sectors to support community needs.

Overall General Land Use Goals

Statement of Purpose

The General Land Use Plan represents the desired arrangement of private and public land uses for the City. The General Land Use Plan is not a static document and will be continually reevaluated as goals, conditions and trends change. The location, density and orientation of various land uses affect plans for traffic management, water supply, wastewater collection, drainage, public safety and other community services. Any change in the Land Use Plan may result in changes throughout the Master Plan.

Objectives and Strategies

Through the various planning elements, the Plan attempts to serve as a practical tool. Although some specific recommendations are included in this document, these are merely indicative of means to achieve the stated objectives and are certain to be revised in a changing environment. The result is a document which strives to promote the protection of the public interest and advance the quality of life in Leon Valley.

Land Use Goals

The following overall land use goals delineate the City's desired course for future development:

- (1) To advance the quality of life in the City to be consistent with the City's Vision Statement;
- (2) To recognize that land is a valuable and limited resource, as well as a commodity, and its use should be planned in the best interests of the community;
- (3) To encourage a level of growth that provides commercial and industrial development that contributes to a diversified economic base and employment opportunities for the sustained quality of life desired in the City;
- (4) To improve the general mobility of the population within the City;
- (5) To encourage a level of growth that provides housing opportunities to meet the different housing needs of all income groups of the City's present and future populations;
- (6) To preserve the residential character of the existing neighborhoods;
- (7) To provide all citizens access to the amenities of the City;
- (8) To protect and enhance historical and cultural resources of the City and to recognize that the protection of those resources need not be incompatible with economic and population growth; and,
- (9) To control, or prevent, as appropriate, the development of land uses which compromise the health, safety, or welfare of the citizens and the natural environment.

Zoning Descriptions

The Land Use Plan is an important guide for future development and redevelopment in the City. The current zoning districts that regulate the City's specific land use are listed and defined in the Leon Valley City Code, Chapter 14, "Zoning", passed and approved in 2006 and codified in March 2007. The Zoning and Subdivision Map, Appendix H shows current zoning.

Each zoning description includes the chapter number, section reference number and ordinance number, which can be used to cross reference each description with city code.

14.02.306: "R-1" SINGLE-FAMILY DWELLING DISTRICT

Ordinance 07-013

The R-1 district is composed mainly of areas containing single-family dwellings and open areas where similar residential development seems likely to occur. The district regulations are designed to:

- (1) Protect the residential character of the areas by prohibiting commercial and industrial activities, apartments and manufactured homes;
- (2) Encourage a suitable neighborhood environment for family life; and,
- (3) Preserve the openness of the area by requiring that certain minimum yard and area standards are met.

Chapter 14

14.02.0044: Zoning Compliance

Ordinance 07-013

Except as provided in this Chapter, no building shall be erected, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than permitted in the district in which such building or land is located; no building shall be erected, reconstructed or structurally altered to exceed the height or bulk limit herein established for the district in which such building is located; no lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this Chapter, nor shall the yard or open spaces provided about any building for the purpose of complying with the provisions of this Chapter be considered as providing a yard or open spaces for any other building.

14.02.307: "R-2" TWO-FAMILY DWELLING DISTRICT

Ordinance 07-013

The R-2 district is composed mainly of areas containing a mixture of single-family and two-family dwellings and/or open space where similar residential development seems likely to occur. The district regulations are designed to:

- (1) Protect the residential character of the area by prohibiting commercial and industrial activities, apartments and manufactured homes;
- (2) Encourage a suitable neighborhood environment; and
- (3) Preserve the openness of the area by requiring that certain minimum yard and area standards are met.

14.02.308: "R-3" MULTIPLE-FAMILY DWELLING DISTRICT

Ordinance 07-013

The R-3 district is composed of areas containing multiple-family dwellings or suite hotels. The district regulations are designed to:

- (1) Protect the residential character of the area by prohibiting commercial and industrial activities and manufactured homes;
- (2) Encourage a suitable neighborhood environment;
- (3) Prevent overcrowding of the land by requiring certain minimum yard and other open spaces for all buildings; and

- (4) Avoid excessive population density by requiring a certain minimum building site area for each building unit.

14.02.309: "R-3A" MULTIPLE FAMILY RETIREMENT COMMUNITY*Ordinance 07-013*

The R-3A Multiple Family Retirement Community district is designed for planned developments consisting of a single platted lot, of at least five acres, containing one or more residential clusters of cottages or apartment houses or a combination thereof, and appurtenant common areas, intended for rental or leasing to seniors. The district regulations are designed to:

- (1) Protect the residential character of the area by prohibiting commercial and industrial activities and manufactured homes;
- (2) Encourage a suitable neighborhood environment;
- (3) Prevent overcrowding of the land by requiring certain minimum square footage standards for all buildings;
- (4) Avoid excessive population density by requiring a certain minimum site area for each retirement community; and
- (5) Protect the community resources in light of increased housing demands for seniors.

14.02.310: "R-4" TOWNHOUSE DISTRICT*Ordinance 07-013*

The R-4 district is composed mainly of areas suitable for Townhouse dwellings. The district regulations are designed to:

- (1) Protect the residential character of the areas by prohibiting commercial and industrial activities;
- (2) Encourage a suitable neighborhood environment for family life; and
- (3) Preserve the openness of the area and the unique residential design of a townhouse, by requiring that certain minimum yard and area standards and building construction standard requirements are met.

14.02.311: "R-5" MANUFACTURED HOME DISTRICT*Ordinance 07-013*

The R-5 district is composed of areas suitable for manufactured homes and manufactured home parks. The district regulations are designed to provide suitable locations for desirable manufactured home sites while providing adequate protection for both the manufactured home sites and surrounding developments. For further protection and to ensure manufactured home sites meet acceptable minimum standards, Chapter 15 of the Leon Valley City Code, specifies applicable developmental standards and licensing procedures.

14.02.312: "R-6" GARDEN HOUSE DISTRICT*Ordinance 07-013*

The R-6 district is composed mainly of areas containing single-family dwellings. The district regulations are designed to:

- (1) Protect the residential character of the areas by prohibiting commercial and industrial activities, apartments, two-family dwellings and manufactured homes;
- (2) Encourage a suitable neighborhood environment; and
- (3) Preserve the openness of the area by requiring that certain minimum yard and area standard requirements are met, however, with greater density being permitted than in the R-1 district.

14.02.313: "R-7" SINGLE-FAMILY MEDIUM DENSITY DWELLING*Ordinance 07-054*

The R-7 district provides areas for other forms of medium density single family uses which provide a buffer between agricultural and higher density areas of the City. Minimum lot size requirements are provided in order to allow for market and design flexibility while preserving neighborhood character. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as libraries, and neighborhood recreation centers. The district regulations are designed to:

- (1) Protect the residential character of the areas by prohibiting commercial and industrial activities;
- (2) Encourage a suitable neighborhood environment; and
- (3) Preserve the openness of the area by requiring that certain minimum yard and area standard requirements are met,

14.02.318: "MX-1" MIXED USE DISTRICT*Ordinance 07-013*

The MX-1 district purpose is to concentrate various mixed uses into an area such that residential housing related to the allowed business activities is within a reasonable walking distance from the job opportunity. It is intended that the District have a unique character created by the mix of zoning uses allowed together with identifiable pedestrian, social, recreational and green space areas. Another unique characteristic intended is the absence (or reduction) of onsite parking areas and the use of common parking areas. The mixed uses may be created vertically in a multi-story building or spaced horizontally. This special district may be created altogether new or by proximity to existing structures and uses. Municipal participation may be created as a central recreational or promotional feature in the District.

14.02.319: "O-1" OFFICE DISTRICT*Ordinance 07-013*

The O-1 district is composed mainly of land and structures occupied by, or suitable for, office use while excluding offices which are incidental to a primary use. The district regulations are designed to:

- (1) Protect residential areas; and

- (2) Encourage the transitional character of certain land parcels by permitting a limited group of office uses that are compatible with adjoining residential properties.

14.02.320: "B-1" SMALL BUSINESS DISTRICT*Ordinance 07-013*

The B-1 district is composed of land and structures occupied or suitable for such uses as offices, light service, and light retail. B-1 uses are usually located between residential areas and business areas, and there is no outside storage allowed. The district regulations are designed to:

- (1) Protect and encourage the transitional character of certain areas by permitting a limited group of uses of an office, service or retail nature to provide goods and services to surrounding residential districts; and
- (2) Protect surrounding districts by requiring certain minimum yard and area standard requirements that are compatible with those essential in residential districts.

14.02.321: "B-2" RETAIL DISTRICT*Ordinance 07-013*

The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations are designed to:

- (1) Promote the offering of goods and services which are appropriate for surrounding business districts; and
- (2) Protect surrounding residential districts by requiring certain minimum yard and area standards are met.

14.02.322: "B-3" COMMERCIAL DISTRICT*Ordinance 07-013*

The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The B-3 district is intended to allow some regulated outside storage of merchandise. Although it may occur in certain instances, it is not intended that the B-3 district abut R-1, R-2, R-4 or R-6 districts.

The district regulations are designed to:

- (1) Permit the development of districts for the purpose of providing commercial and wholesale uses; and
- (2) Protect surrounding and abutting areas by requiring certain minimum yard and area standards are met.

14.02.323: "I-1" LIGHT INDUSTRIAL DISTRICT*Ordinance 07-013*

The I-1 district is composed of land and structures used for assembling, manufacturing or wholesaling where the use and its operation do not affect abutting and/or surrounding uses. The I-1 district includes retail and commercial uses; however, I-1 districts are to be separated from residential areas by business areas or natural and/or manmade barriers.

The district regulations are designed to allow a wide range of industrial activities subject to limitations designed for mutual protection of land use. Regulated outside storage of merchandise, materials and equipment is allowed in the I-1 district.

Specific Use Permit

Specific Use Permit's are amendments to the Leon Valley City Code, Chapter 14, "Zoning" and they function as an effective part of the Code; just like zoning districts themselves. In the City of Leon Valley, all "new" commercial construction use(s) require a Specific Use Permit (SUP) (i.e. B-2, B-3, I-1 use(s) and assorted use(s)). Individual tenants (users) of multi-tenant buildings who propose no structural change to the exterior of the lease space do not require a Specific Use Permit.

Before a Building Permit or a Certificate of Occupancy is issued, allowing construction and/or the opening of a commercial business, the zoning district in which the use is intended to be located must allow the proposed use and, a SUP must be obtained from City Council. The City Council after receiving a recommendation from the City's Zoning Commission may authorize City Development staff to issue a SUP.

The reason for the requirement for specific use is the same as that for zoning: to protect the health, safety and welfare of Leon Valley citizens by ensuring that (1) the location of uses is compatible with the surrounding area; (2) the proposed use conforms to the City's Master Plan; and, (3) the proposed use is the highest and best use of the land.

Refer to Leon Valley City Code Chapter 14, "Zoning", for regulations regarding the Specific Use Permit application process. Applications shall be made through the Community Development Department of Leon Valley.

Sign Ordinance - Chapter 3

Ordinance # 06-034

Passed September 5th, 2006

5.0 Purpose

- A. To promote the public health, safety and welfare through reasonable, effective, consistent, content-neutral and nondiscriminatory sign standards and requirements;
- B. To fulfill the Leon Valley Vision Statement, which says in part that "The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing, harmonious signage";
- C. To improve pedestrian and traffic safety;
- D. To encourage the effective use of signs as a means of communication;
- E. To maintain and enhance the City's ability to attract sources of economic development and growth;
- F. To minimize the possible adverse effects of signs to nearby public and private property; and
- G. To enable the fair and consistent enforcement of community standards.

This code regulates signage within the city limits. It requires permits, size restrictions, materials selection, sign placement and sign removal. This code is enforced through the Development Department by the Building Inspector and the Code Enforcement Officer.

V. PLANNING ELEMENTS

The following planning elements: transportation and thoroughfare, community services, environmental, commercial/economic, and housing/neighborhood are important factors in determining what is "desirable" as a future for the community. These specific elements are developed as separate components but are intended to be used simultaneously, as a guide to Leon Valley's land use and development.

Transportation and Thoroughfare Component

Statement of Purpose

The Transportation Plan is intended to promote the highest and best use of land and to lessen, to the degree possible, the congestion and hazards of automobile traffic on the streets of Leon Valley. The relationship between traffic circulation within Leon Valley and that of the northwest sector of Bexar County has been considered in the recommended changes to the transportation system. The plan also recognizes the need for other modes of travel including pedestrian and mass transit.

The promotion of better vehicular and pedestrian traffic circulation within the City will benefit the citizenry in general, both now and in the future. Thus, the Plan is intended to promote the health, welfare and safety of the citizens of Leon Valley.

The Transportation Plan component of the Master Plan is designed to provide guidance for the development and management of the transportation systems for Leon Valley. It is intended that the planning area maps located in Section IV., Subsection D., be used as a guide in the process of platting and subdividing land.

Planning Scope

The geographic planning area referred to throughout this document includes the area within the corporate boundaries of the City of Leon Valley. The plan will address vehicular, pedestrian and public transportation systems. The plan provides:

- (1) An identification of existing roadway designations and discussion of the existing conditions, issues and problems to be addressed by the Transportation Plan;
- (2) A statement of major goals and objectives pertaining to transportation in Leon Valley; and
- (3) A description of the available means of implementing the Transportation Plan.

Goals, Objectives and Recommended Strategies

The terms, "goals", "objectives", and "recommended/specific strategies" will be used in this Master Plan.

- **A goal is a general statement of desired ultimate physical, social, or economic quality of life the community seeks.**
- **The objectives are approaches or actions that may be taken to achieve goals.**
- **Recommended strategies are means which may be used to achieve objectives and goals.**

Goals

The transportation system element of the Master Plan is designed to allow the City of Leon Valley to achieve the following goals and objectives. The decisions regarding the transportation system seek:

- (1) To encourage and manage the development of an effective transportation system capable of moving both people and goods in a safe, efficient, economical and environmentally sensitive manner;
- (2) To encourage land use such that the benefits of the transportation system are maximized and to manage the transportation system so that the beneficial use of land is maximized;
- (3) To develop and manage the transportation system in a manner which will help to ensure the safe and efficient movement of traffic on major roadways and will help to minimize through-traffic on non-collectors; and,
- (4) To balance the needs of pedestrians and motorists; residents, businesses and commuters; and neighborhoods and the City as a whole.

Bus Rapid Transit in San Antonio

The Bus Rapid Transit (BRT) is expected to launch in 2012 providing connectivity to the medical district and downtown San Antonio. The City of Leon Valley could explore connectivity options to the BRT route with VIA to provide increased access and transportation options to city residents and businesses.

“The Bus Rapid Transit (BRT) is public transportation that combines the best features of rail travel with the flexibility of bus service. BRT uses specialized rubber-tire vehicles that operate similar to a light rail with faster and more frequent service.

The Benefits of BRT

- Higher passenger capacity on BRT vehicles than conventional transit buses
- Operational flexibility with improved service and reliability
- Attractive passenger stations
- Specialized environmentally-friendly, quieter vehicles
- Lower operating costs than other high capacity options
- Improved fare collection”

BRT has been a proven success in Eugene, OR, Los Angeles, CA, Cleveland, OH, and Boston, MA

Excerpt from VIA Destination 2012 Bus Rapid Transit information sheet

Objectives and Recommended Strategies

Objective One

Recognize the primary mode of transportation will be the individual automobile and manage the transportation system to facilitate the efficient movement of automobiles.

Recommended Strategies:

- (1) Use of the subdivision process to expand public transportation facilities through developer-funds;
- (2) Continue to upgrade all existing arterial streets to recommended standards, control parking on narrow streets and busy streets, and provide (or cause to be provided) additional collector streets and arterials necessary to keep pace with projected growth;
- (3) Continue site plan review and approval process to ensure that proposed development is designed and constructed in a manner that is compatible with the function of adjacent streets, provides for safe on-site circulation of vehicles and pedestrians, provides suitable parking, and provides access for solid waste pick-up, fire vehicles, emergency medical services and other public service needs;
- (4) Ensure that major thoroughfares conform to optimum design, engineering, and construction standards in order to permit the free flow of high volume traffic.
 - (a) Minimize and eliminate, when possible, curb cuts and direct driveway access points to all collector and arterial thoroughfares.
 - (b) Space major intersections approximately 1,400 to 1,800 feet apart on primary arterials and 1,200 to 1,600 feet apart on secondary arterials.
 - (c) Provide a protected left-turn lane at all median openings on arterials.
 - (d) Provide left- and right-turn lanes at points where two arterials intersect. (This requirement is intended to encourage the concentration of medium intensity development at such intersections and reduce strip development.)
 - (e) Limit left-turn movements on arterials between signalized intersections by:
 1. Restricting left turns on undivided portions of the street;
 2. Spacing median openings on divided portions at a distance of no less than 500 feet and require controlled traffic movement at such openings;
 3. Limit the construction of continuous left-turn lanes, as medians, on arterials to where intensive strip commercial or industrial development has already taken place; and,
 4. Limit signalized intersection spacing to no less than one-quarter mile, preferably one-third mile and prohibiting signalization at driveway (non-public street) intersections except where one side is a street;
 - (f) Require that lots developed for low-density residential use, which abut a collector, be designed so they do not front the collector. Abutting of low-intensity residential lots to any type of arterial or expressway is strongly discouraged and will not be allowed except in extraordinary circumstances. In no case shall such a low-intensity residential lot have direct access to an arterial or expressway thoroughfare. Plats will be

- annotated to indicate that vehicular access to such lots from the thoroughfare will not be permitted.
- (g) Permit development for medium- and high-intensity uses (apartments, retail, commercial and industrial) on land abutting a major thoroughfare if it conforms to specific standards designed to limit access to the thoroughfare. These specific standards and guidelines are to be compatible with those found in standard engineering practice and as approved by the City Engineer; and,
- (h) Reduce access points along arterial streets in developed areas by:
1. Closing, where practical, access to arterials from streets;
 2. Eliminating excessive numbers of existing curb cuts and reducing the width of curb cuts that do not conform to current standards at the time that major improvements to the arterial are undertaken; and,
 3. Ensuring that current standards are met as a condition for permitting re-development or new construction.

Objective Two:

Recognize that an integral component of the transportation system is parking facilities.

Recommended Strategies:

- (1) Establish periodic review of parking conditions throughout the City and consider revision of parking requirements, if necessary; and,
- (2) Discourage streets from being used as off-loading and storage areas.

Objective Three

Capitalize on the existing, available public right-of-way for transportation facilities in order to minimize future land consumption for transportation purposes

MPO Walkability Study

The San Antonio-Bexar County Metropolitan Planning Organization's (MPO) Walkable Community Program is modeled after a national program that encourages communities to design for safer and more welcoming accommodations for pedestrians. Goals of our local Walkable Community Program are to:

- 1) Help the community better understand their walking and bicycling environment.
- 2) Help the community identify Infrastructure improvements that can be made to improve walking and cycling.
- 3) Serve as an educational process for local infrastructure and operational programs that are available through the various public agencies.
- 4) Serve as a two-way communication forum between the community and the transportation agency staffs.

The program is intended to assist communities in identification of issues residents single out as important to the community. It is the intent to have as many resources available at the workshops as possible. The workshops are an opportunity for residents to meet and discuss issues that may be limiting the mobility of the community.

There was a walkabout held on June 14 with a corresponding workshop held on June 28, 2008 with MPO and partnering agencies, VIA, TxDot and AACOG to determine the walkability of the City of Leon Valley.

The full report is located in Appendix L.

and ensure that additionally required right-of-way is acquired and roadway construction is financed in an equitable and effective way.

Recommended Strategies:

- (1) Acquire rights-of-way for future arterials as shown on the adopted thoroughfare plan in advance of development in order to save money and to ensure that the arterials can be located as planned;
- (2) Exercise authority over rights-of-way to obtain proper design, sizing and location of entrances and exits, and treatment of the right-of-way as a part of the site plan review;
- (3) Maximize capacity of existing roadways, where appropriate, through use of traffic management techniques such as: High Occupancy Vehicle lanes, synchronized signalization and so on;
- (4) Maximize use of subdivision process to provide developer funded improvements to or expansions of the public transportation facilities;
- (5) Require dedication by owners of land which abuts an existing or planned thoroughfare to the City for use as right-of-way, an amount of land specified in standards or as required for a specific improvement. This will be a requirement for plat approval;
- (6) Acquire land for right-of-way in the same manner in which land is acquired for other public purposes in those cases where the necessary right-of-way has not been acquired by dedication;
- (7) Coordinate right-of-way acquisition on state owned and maintained highways with the TxDOT. The City requirements for right-of-way shall prevail when City requirements exceed those set forth by TxDOT;
- (8) Evaluate each case, plat request, or project individually and, when deemed necessary by the City, require developer/landowner participation in excess of the standard requirement;
- (9) Allocate available resources effectively so that capital investments in transportation facilities are in the best interest and promote the general welfare of the citizens; and,
- (10) Participate in State and county funding programs, when possible.

Objective Four:

Facilitate the increased demand for a safe and aesthetically pleasing pedestrian transportation system.

Recommended Strategies:

- (1) Require new development to include pedestrian walkways along major thoroughfares (unless a system of walkways and/or bikeways are provided separately from the arterial), collectors and on all residential streets;
- (2) Require that walkways be designed to meet accessibility standards for special populations including handicapped, elderly and young;
- (3) Consider establishing bikeways within the City;
- (4) Include new sidewalk construction as part of a Capital Improvements Plan;
- (5) Develop a plan to install new sidewalks to fill gaps in the existing sidewalk infrastructure and to correct existing accessibility defects;
- (6) Include replacement of broken sidewalk areas in Capital Improvement Plan; and,
- (7) Require six foot (6') wide sidewalks for locations where the sidewalk abuts the curb.

Objective Five:

Minimize roadway congestion and fuel consumption through encouragement of alternate public transportation options.

Recommended Strategies:

- (1) Consider programs that monitor need for and acceptability of alternate modes of transportation and encourage use of buses, taxis and limousine services when appropriate; and,
- (2) Consider programs such as a carpool "hotline" or shopping shuttle.

IDENTIFICATION OF EXISTING ROADWAY DESIGNATIONS

Expressways

Northwest Loop 410

Primary Arterials, Type A

Bandera Road (State Highway 16)
Huebner Road (east of Bandera)

Bandera Road (Spur 421)
Grissom Road (FM 471)

Primary Arterials, Type B

Wurzbach Road

Eckhert Road (not inside City limits)

Secondary Arterials, Type B

Evers Road
Huebner (Bandera to Timberhill)
Poss Road (Grissom to Evers)

Shadow Mist
Thistle
Timberhill

Commercial Collectors

Ardisana Drive
Chaparral (Huebner to Deer Lane)
Criss-Cross
Echo Hill
Exchange Parkway
Hurley

Redbird (Huebner to Deer Lane)
Reindeer Trail
Sawyer Road (Bandera to Criss-Cross)
Timco East
Timco West
Watercress (Wurzbach to Thistle)

Residential Collectors

Linkwood Drive
Thunderbird Drive
Peach Tree Drive
Canterfield Road
Forest Meadow
Forest Grove
Grass Hill Drive
Poss Road (Evers to Trotter)

Linkhaven Drive
Cherryleaf Drive
Grass Valley
Forest Pine
Forest Way
Seneca Drive
Rue Francois
Blackberry

Local Access

All Others

DESIGN STANDARDS

The design standards for roadway construction are contained in Leon Valley City Code, Chapter 24, "Subdivision & Plats". The general roadway standards are described in the following table. Unique situations may warrant alternative designs. For example, a continuous left-turn lane may be necessary and the right-of-way requirements on state highways may be in excess of those standards set forth.

CLASSIFICATION	TYPE	ROW WIDTH	PAVEMENT WIDTH	DESCRIPTION
Expressway	---	300' +	Varies	Minimum 4-lane, divided, limited access, 12' lane width
Primary Arterial	A	110'	86'	6-lane, divided roadway, 12' lane width, 14' median or 7 lanes with 14' turn lane
	B	86'-110'	Varies	Up to 6 lanes, accomplished through variety of design measures
Secondary Arterial	A	86'	62'	4-lane, divided, 12' lane width, with either 14' median or center turn lane
	B	60'-86'	44'-62'	4-lane, undivided, 11' lane width is minimum
Collector	---	60'	44'	4-lane, undivided, 11' lane width
Local Access	---	50'	30'	Residential street

A full description of the design standards are located in Appendix I.

Existing Conditions and Recommended Changes

Figures provided by Leon Valley City staff and TxDOT.

Bandera Road (State Highway 16)**Existing Conditions:**

- ❖ It is a Primary Arterial, Type A, which serves as a major artery in the San Antonio metropolitan area transportation system, connecting a rapidly developing area of northwest Bexar County with Loop 410. Bandera Road, cuts through the center of Leon Valley providing the only means of vehicular through access, south to north.
- ❖ Bandera Road is the economic lifeblood of Leon Valley, providing direct access to the majority of existing businesses and arterial access to many residential neighborhoods and service areas.
- ❖ Despite arterial demands and right-of-way size (170'+/-), Bandera Road serves as a collector street with multiple driveway access points.
- ❖ Bandera Road from Loop 410 to Rue Francois is also being reconstructed to add an overhead lane connector to Loop 410. This will relieve congestion on Loop 410 and at the Wurzbach and Bandera intersection. The future of further improvements to Bandera Road is awaiting an environmental study.
- ❖ Bandera is owned and maintained by the TxDOT.

TxDOT average annual traffic counts on Bandera Road reflect the following changes between 1990 and 2002. See Appendix K.

Average Annual Daily Counts on Bandera Road

Location	2002	2005
Grissom-Huebner	54,000	57,640
South of Eckhert Rd	48,000	51,080
North of Eckhert Rd.	57,000	56,880

Recommended Changes

- ▶ Extend Criss-Cross to connect Poss and Sawyer Roads.
- ▶ Coordinate with the City of San Antonio and land owner to provide access to undeveloped area north of North Valley Subdivision via Eckhert, Reindeer Trail or Linkwood intersection.
- ▶ Extension of El Verde Road west of Bandera to Shadow Mist is not favored by area residents; however, extension would facilitate access, circulation and security.
- ▶ Seneca Drive may be extended south/southwest to a point approximately 300' (at developer discretion, subject to City approval of proposed site plan) northeast of the southern City limit line and approximately 800 feet southeast of El Verde Road where it can turn east to run parallel to Samaritan Drive and William Rancher Road to the western City limit line.
- ▶ Consider addition of VIA centralized service bus stop (Park & Ride), preferably near Grissom, Huebner or Eckhert Roads.
- ▶ Continue to coordinate platting actions along Bandera Road cooperating with TXDOT limited access policy.

Wurzbach Road**Existing Conditions:**

- ❖ Is a Primary Arterial, Type B, which provides a significant vehicular access, east to west and is part of the City of San Antonio Major Thoroughfare Plan and TxDOT planning.
- ❖ Wurzbach Road and Huebner Road provide the only east/west thoroughfare access in the City.
- ❖ TxDOT completed widening and reconstruction of this street in 1997 as part of the Metropolitan Planning Organization Program.
- ❖ The average week day traffic count for Wurzbach Road, west of Bandera Road on February 23, 1996 was 14,857 vehicles per day (provided by W. F. Castella, traffic study consultant).
- ❖ The traffic between Evers Road and Bandera Road on Wurzbach Road was 27,540 vehicles per day in 2005.

Recommended Changes:

- ▶ Incorporate the cost of microsealing and restriping Wurzbach Road into the City's seven-year capital plan. Additional funding will be necessary.

Grissom Road (Farm to Market (FM) 471)**Existing Conditions:**

- ❖ It is a Primary Arterial, Type A (Right-of-Way standard is 120' to meet TxDOT standards.) with four travel lanes and a continuous turn lane.
- ❖ Serves with Huebner as a vital east-west component of the San Antonio Major Thoroughfare Plan.
- ❖ Grissom is owned and maintained by the TxDOT. TxDOT improved drainage along the west side in 2002 and placed sidewalks in 2003. A traffic signal was installed at Shadow Mist in 2003.
- ❖ In 2002, TxDOT reported a usage of 19,000 vehicles per day on this street. This has risen to be 25,620 vpd in 2005 (1997 Traffic Impact Analysis for Timberhill Villa)

Recommended Changes:

- ▶ Extend Shadow Mist in Leon Valley Addition; connection to Sawyer Road may be considered in the future, if appropriate, to facilitate traffic planning.
- ▶ Consider allowing the extension of Shadow Mist across Huebner Creek into San Antonio to connect to Wurzbach Road.

Huebner Road**Existing Conditions:**

- ❖ The portion of Huebner from Bandera Road east to the City limits is a Primary Arterial, Type A. In tandem with Grissom Road (FM 471), Huebner provides northwest Bexar County's major east to west thoroughfare.

- ❖ Huebner serves as a Secondary Arterial, Type B, from Bandera Road west to Timberhill.
- ❖ From Timberhill west to the City limit line, Huebner serves as a collector.
- ❖ It is a vital east/west component of the San Antonio Major Thoroughfare Plan.
- ❖ Huebner Road, outside of Leon Valley, has been widened to five lanes from Eckhert to IH-10 and to four lanes from Eckhert to just west of Leon Valley's eastern City limit line.
- ❖ To accommodate the expected increase in traffic, the intersection of Huebner at Evers was widened to include a left turn lane onto Evers from west bound Huebner. A center-turn lane into Pavona Place was added in 1996. Huebner Road was widened in 2001 via TxDOT MPO program.

TRAFFIC COUNT SITE	VPD
Huebner Rd., east of Evers Rd.	18,929
Huebner Rd., west of Evers Rd.	21,086

Week Day Average Traffic Count Provided By Leon Valley Pubic Works - 1998

Recommended Changes:

- ▶ As platting occurs, appropriate right-of-way dedications are needed.
- ▶ Complete the widening of Huebner along the west side, between Evers and Redbird Lane.
- ▶ Access to Huebner should be limited. Proposed streets should align with existing streets.
- ▶ Consider access to Huebner from undeveloped areas north of Old Mill Subdivision.

Timberhill Road (Huebner Road to the City Limits)

Existing Conditions:

- ❖ From Huebner Road west to the City limits - it is a Secondary Arterial Type B but is constructed as a collector street.
- ❖ Timberhill, from Huebner to Autumn Chase was reconstructed in 1999.
- ❖ This four-lane arterial street connects areas west of Leon Valley with Bandera Road.

Poss Road

Existing Conditions:

- ❖ Poss Road from Grissom to Bandera and Bandera to Evers is a Secondary Arterial, Type B. It is a primary route to the City's recreational area (Library, Raymond Rimkus Park and Leon Valley Activities Building).
- ❖ Poss from Evers to Trotter is a residential collector.
- ❖ The section from Bandera to Evers is underdeveloped and subject to flooding.
- ❖ A new culvert crossing the Huebner Creek at the Park was added in 2001.
- ❖ The week day average traffic count on Poss Road between Bandera Rd. and Grissom Rd. is 13,902 vpd (Week Day Average Traffic Count Provided By Leon Valley Public Works - 1995).

Recommended Changes:

- ▶ Extend Criss-Cross to connect Poss and Sawyer Roads.
- ▶ Extension of Cherryleaf Drive through Onion/Salazar tracts is discouraged by area residents; however, extension could facilitate access, circulation and safety.
- ▶ Improvement of Poss from Bandera to Evers Roads would improve access to community facilities in the area. Consideration should be given to construction of walkways and/or bikeways.
- ▶ Upgrade Poss Road, from Bandera to Evers, to a width of forty-four feet (44') because Poss Rd., between Bandera Rd. and Grissom Rd., serves as both an access to the traffic light on Bandera Rd. and to the City Park.

Thistle

Existing Conditions:

- ❖ It is a secondary arterial, Type B and connects Bandera to Wurzbach Road. It is presently constructed as a 44' collector.
- ❖ Because of explosive development of residential housing in San Antonio, traffic on Thistle and Watercress has greatly increased. Further development will certainly occur, which will cause more traffic.

Recommended Changes:

- ▶ Police enforcement of speed regulation is needed.
- ▶ Future development may require added traffic calming measures. Changes at Bandera Road by TxDot should reduce some of the mounting traffic volume.
- ▶ The median crossover of Bandera Road at Thistle is being eliminated by the TxDot project and replaced by a turn around in Bandera Road midway between Hurley and Wurzbach.

Blackberry Drive

Existing Conditions:

- ❖ It is designated as a Secondary Arterial, Type B. It has become a major connector to Bandera and to Wurzbach Road, from the new residential area in San Antonio (Crystal Hills).
- ❖ Development of the Ridge Unit will promote more traffic.
- ❖ In fiscal year 1995, it was paved as a county road section.
- ❖ Significant development can occur on either side of the street, which will have to be widened and curbed.

Recommended Changes:

- ▶ Complete Blackberry Drive as a 44' wide curbed street. Refer to the Capital Improvements Plan.
- ▶ Sewer utility extensions will be needed prior to street improvements.

WaterCress

Existing Conditions:

- ❖ From Thistle to Wurzbach it is a Secondary Arterial Type B. It is constructed as a 44' wide collector street.
- ❖ Development of The Ridge has increased traffic.
- ❖ Large increases in traffic on Bandera and Wurzbach Road has re-routed traffic volume to Watercress during peak periods.

Recommended Changes:

- ▶ A new traffic signal on Wurzbach at Watercress may be warranted because of stacking problems and constant right turns onto Wurzbach at Exchange Parkway.
- ▶ A traffic study should be developed to examine current traffic volume and determine if signals would be warranted.

Evers Road**Existing Conditions:**

- ❖ Evers Road, a Secondary Arterial, Type B, serves as the major residential access street in Leon Valley.
- ❖ Evers provides access to major Leon Valley facilities such as the Public Library, Leon Valley Activities Building and Raymond Rimkus Park.
- ❖ The current traffic count at Evers and Poss is an average of 18,063 (per staff analysis, 2008) vpd. This traffic count is expected to increase as growth in northwest Bexar County occurs.

TRAFFIC COUNT SITE	VPD Per Leon Valley Public Works 1998	VPD Per TxDot 2005 Report
Evers at Forest Way	13,344	11,520
Evers Road at Wurzbach Road	Not Applicable	16,580
Evers Road at Huebner Road	5,059	9,400

Recommended Changes:

- ▶ Consider signalization of intersection of Forest Way/Seneca and Evers Roads. If placed, this signal should be synchronized with lights at Evers and Huebner, and Evers and Wurzbach to facilitate optimal traffic flow.
- ▶ Construction on Loop 410 and Bandera Road by TxDot has already increased the peak volume on Evers. A recent traffic study of the area indicates that the light is already warranted.
- ▶ Consideration should be given to construction of walkways and/or bikeways to improve access to Leon Valley's recreation area (Library, Park and Leon Valley Activities Building).
- ▶ Consider traffic control light at Evers Road and Alley-Kinman Drive (entrance to Leon Valley Activities Building/Library).
- ▶ Add Evers Road to the City's annual street program. This action will require funding.
- ▶ Consider a four-way signal at Poss Road.

Shadow Mist**Existing Conditions:**

- ❖ It is a Secondary Arterial, Type B.
- ❖ Although platted to cul-de-sac in the City of San Antonio, Shadow Mist could connect with a thoroughfare system south of Huebner Creek.
- ❖ The completion of the hundred unit residential development located on Shadow Mist has increased traffic.

Recommended Changes:

- ▶ Consider construction of a cul-de-sac at Huebner Creek.
- ▶ Extension of El Verde Road west of Bandera to Shadow Mist is not favored by area residents; however, extension would facilitate access, circulation and safety.

Eckhert Road (FM 1517)**Existing Conditions:**

- ❖ It is a Primary Arterial, Type B which is not within the City limits of Leon Valley, but immediately adjacent to the City.
- ❖ Eckhert Road is essential to the orderly movement of traffic within and through Leon Valley. It provides direct collector access, as well as arterial access to residential and commercial areas in Leon Valley.
- ❖ Eckhert Road is recognized as being an integral part of the City of San Antonio Major Thoroughfare Plan. Its viability and use as a major thoroughfare artery is essential to orderly traffic movement in Leon Valley.
- ❖ TxDOT widened Eckhert Road to five lanes in 1996.

Recommended Changes:

- ▶ None within the jurisdiction of Leon Valley.

Timco West**Existing Conditions:**

- ❖ This four lane major arterial serves as a commercial collector and connects Bandera Road to Callaghan Road.
- ❖ Leon Valley Public Works reported a usage of 12,586 vpd In 2005.

Recommended Changes:

- ▶ This street was reconstructed in 1998 after showing major structural failures due to heavy vehicle loads and insufficient pavement thickness.
- ▶ It needs to be added to the City's Capital Street Plan.

Exchange Parkway

- ❖ This four-lane arterial connects Loop 410 with Wurzbach Road. Northbound Traffic was measured in 1996 at 3,432 vpd.

All Other Streets

- ❖ All other streets are catalogued in the Identification of Existing Roadway Designations p.49.

Bandera Toll Road

"In October 2006, the Alamo Regional Mobility Authority (Alamo RMA) brought together 15 individuals representing businesses, residents, and community leaders that live and work along the Bandera Road corridor to participate in a community advisory panel for the Alamo RMA's study of Bandera Road. Elected officials representing the corridor nominated these individuals for membership on the community advisory panel. The Bandera Road Study is a transportation planning study that will examine and recommend strategies for efficiently and effectively addressing long-term mobility issues in the corridor. The Bandera Road Study area consists of the portion of road known as Bandera Road or State Highway 16 (SH 16), is approximately 6.5 miles in length, and situated between Loop 410 West and Loop 1604 West.

On this section of Bandera Road, the existing average daily traffic varies from 31,000 to 61,000 vehicles. Projected average daily traffic in the year 2030 indicates the probability of 68,300 to 106,900 vehicles, nearly double today's numbers.

In the summer of 2006, the Alamo RMA, in accordance with the process and procedure required under the National Environmental Policy Act of 1969 (NEPA) and the current Federal Highway Act, submitted a letter to FHWA requesting a determination if the Bandera Road project could proceed as an Environmental Assessment. In April 2007, the Alamo RMA learned that the Federal Highway Administration (FHWA) determined that the environmental documentation process for the corridor should proceed as an Environmental Impact Statement (EIS), estimated to take 48 months to complete." (Adapted from www.alamorma.com on August 5, 2008)

For information, please visit the ARMA website: www.alamorma.com

The City Council of Leon Valley voted on resolution 06-009 which "excluded all types of elevated roads through city limits of the City of Leon Valley, including toll roads, from the options available for improvement of traffic volume on Texas State Highway 16, also known as Bandera Road, on the portions of said highway within the City of Leon Valley, Texas."

Community Services Component

Statement of Purpose

The Community Services Component of the Plan includes recreational, informational and public safety elements. Although some specific strategies are included in this section, these are merely means to achieve the stated goals and objectives and are certain to be revised in a changing environment. The Community Services Component is intended to serve as a practical tool to guide the future development and growth of the community services offered to Leon Valley.

Goals and Objectives

GOAL ONE: To protect the health, safety and welfare of all Leon Valley citizens.

Objectives:

- (1) To provide quality public services to citizens of all ages.
- (2) To positively affect the health and welfare of Leon Valley's citizens through public safety services.

Recommended Strategies:

- (1) Maintain an efficient and effective police force and fire department through the implementation of departmental long range plans.
- (2) Continue efforts to sustain existing programs including, but not limited to, uniformed patrol, criminal investigations, crime prevention, communications, rescue, emergency management, hazardous materials, and records through appropriate budget allocation.
- (3) Investigate expansion of community based programs (i.e. Crime Watch, Smoke Detector Program).

GOAL TWO: To provide a variety of recreational opportunities for all Leon Valley citizens.

Objectives:

- (1) To ensure adequate recreation space within Leon Valley.
- (2) To encourage maximum use of community services and facilities by the community.

Recommended Strategies:

- (1) Establish cooperative agreements with local civic groups and governmental agencies to support mutual programs for recreation and education for the total community.
- (2) Explore and seek to obtain external funding for special projects and programming to benefit community services (library, parks, and recreation).
- (3) Consider improvements to Raymond Rimkus Park to benefit overall community needs.
- (4) Develop funding for new park facilities as they become available and needed.
- (5) Continue efforts to reduce vandalism at public facilities through citizen awareness and security measures.
- (6) Investigate the expansion of recreational programming and facilities for all segments of the population.

- (7) Continue to provide outdoor recreational resources for scheduled use by other program providers (i.e. athletic or sports organizations).
- (8) Support the continued private operation of City pool.

GOAL THREE: To provide the community with access to books, information, programs and related resources and services.

Objectives:

- (1) Encourage maximum use of the library's services and materials by all age groups in the community.
- (2) Maintain support with local groups and governmental agencies to support mutual recreational and educational programs for the total community.
- (3) Serve as an information resource to businesses, professionals and local government officials and staff.

Recommended Strategies:

- (1) Provide resources for education, information, research, culture, recreation and leisure needs and/or interests.
- (2) Collaborate with other educational, social, and cultural groups in the community who also seek to promote the reading interests of adults, youth, and children.
- (3) Seek to provide for research, documentation and commemoration of the heritage and history of the Leon Valley area.
- (4) Explore and obtain external funding for special projects and programming to benefit local patrons of the library.
- (5) Expand existing facilities as necessary and as funding is appropriated.

1. LEON VALLEY PUBLIC LIBRARY MISSION

The primary mission of the Leon Valley Public Library is to provide quality public library services for all residents and businesses of Leon Valley, enriching the entire community.



The Leon Valley Public Library sustains its mission by:

- 1) Encouraging the maximum use of the Library's services and materials by all age groups in the community.
- 2) Providing resources to respond to needs for information, education, research, culture, recreation and leisure interests. The Library will include book, non-book materials and automated information sources which will respond to differing interests, educational levels and native abilities.
- 3) Continued cooperation with local groups and governmental agencies to support mutual cultural, recreational and educational programs for the total community.
- 4) Selecting, organizing, preserving, and making available print, electronic, and non-print materials for public use.
- 5) Promote endeavors which will stimulate and expand the reading interests of adults, youth, and children. The Library will collaborate with other cultural, social, and educational groups in the community to foster similar aims.
- 6) Serving as an informational resource to businesses, professionals, local government officials and staff.
- 7) Continued exploration and acquisition of external funding for special projects and programming which will benefit the community.
- 8) Provide for researching, documenting, and commemorating the heritage and history of the Leon Valley area.

- 9) The Leon Valley Public Library has set standards to provide quality public library services. These measurable standards address public services and collection development, both important to library improvement and service. These standards are evaluated and updated each fiscal year, or as the need dictates.

2. INVENTORY OF LIBRARY COLLECTIONS AND FACILITY

Building

6,000 square foot building with parking for 1-20 vehicles. Book and records storage with book lift on second floor.

Books

43,000 hardback and paperback books, including a large type collection for the visually impaired

Audio Materials

915 books on tape or books on cassettes

Filmstrips

80 filmstrips with cassettes

Videocassettes

925 VHS format items

Compact Disk Software

100 items

Other Library Materials

126 including, but not limited to: puppets, puppet kits, pamphlets, oral histories, historical documents, photographs, and manuscripts

Periodical Subscriptions

115

Newspaper Holdings

4 local and 2 national

Equipment for Public/Staff Use

Including public access computers with word processing and Internet capabilities, compact disk drives, projectors, cameras, puppet theater, tape recorders, videocassette player and monitor, microfilm reader, microfiche reader, flannel board, and chess sets

Existing Services:

The Library is open to the public 40 hours each week, including two evenings and Saturday. Internet service, messaging to staff and reservation of materials through computer modem is available 24 hours-a-day. The library catalog may also be browsed on the Internet.

The Library is an accredited member of the Texas State Library System and receives various system services as a part of membership. These services include: interlibrary loan support, collection development funds, and continuing education seminars.

The Library also has computers available to allow users to learn and use the technology for personal education, research, and word processing. Interlibrary loans of materials not held locally, are readily available. Additionally, a preschool story hour is held each week.

Basic services include: reference and referral information services; homebound delivery of materials; genealogy collection; summer reading programs; all age chess group; and special informational and recreational programming.

Future Library expansion along the east wall of the facility will provide an additional 3,000 square feet of reading and learning space for young people in the community.

Staff includes the Library Director, who holds an accredited Master's degree in Library and Information Sciences, a Library Technician, who holds a degree in Library Technology and a Library Clerk. Numerous Library Volunteers assist with library task.

The primary mission of Leon Valley Public Library is to provide quality public library services for all residents and businesses of Leon Valley to enrich the entire community.

3. POLICE DEPARTMENT MISSION

The primary mission of the Leon Valley Police Department is to strive to maintain order and protect lives and property.

**The Leon Valley Police Department sustains its mission by:**

- 1) Maintaining an active crime prevention program devoted to actively seeking to reduce the cause of crime through improving Police-community relations, the establishment of neighborhood watch groups, community education, participation in youth activities, consulting with area businesses in loss preventions and the sponsoring of anti-drug programs in the area schools.
- 2) The arrest and prosecution of offenders by the utilization of adequate police patrol supported by investigators in a belief that quick apprehension is a means to discourage would-be violators. The certainty of arrest and prosecution has a deterrent quality which is intended to make crime seem less worth-while. Apprehension makes it possible for society to punish offenders, provide opportunity for rehabilitation and lessen recidivism.
- 3) Actively seeking to reduce the monetary cost of crime by the recovery of stolen and missing property.
- 4) The regulation of non-criminal conduct. This aspect of the police mission includes the enforcement of traffic laws and local City ordinances. The main purpose is regulation with the apprehension and punishment of violators as a means of achieving compliance.
- 5) The performance of services not available elsewhere in the community. This includes activities such as: operation of detention facilities, search and rescue operations, licensing, providing security personnel to the court and other City functions.
- 6) The department answers over 10,500 calls for service each year. The response time averages less than 4 minutes. The Leon Valley Police Department participates in the 911 emergency telephone response system to aid in the timely response to emergencies.
- 7) The Leon Valley Police Department is able to accomplish its mission with a staff of 23 sworn officers, 20 reserve police officers and eight civilians. In addition, there are three school crossing guards. The department has five major divisions: uniform patrol, criminal investigations, crime prevention, communications and administration.

4. FIRE DEPARTMENT MISSION

The primary mission of the Fire Department is to prevent and/or minimize the loss of life and property within the corporate limits of the City by establishing control over fires, sudden medical emergencies, and the consequences of natural and man-made disasters.



The Fire Department sustains its mission and serves the citizens of Leon Valley through service delivery programs. These programs are listed below along with objectives to maintain these programs.

The Leon Valley Fire Department sustains its mission by:

- 1.) Maintaining response capabilities and preparedness for:
 - * Fire Suppression
 - * Emergency Medical Services (EMS)
 - * Disaster Response and Major Incident Management
 - * Technical Rescues
 - Flood and Swiftwater Rescue
 - Vertical Rescue
 - Vehicle Extrication
 - Confined Space Rescue
 - * Hazardous Materials and Weapons of Mass Destruction incidents
 - * Terroristic Threats
- 2.) Maintaining a pro-active fire prevention program, injury prevention, general safety, and emergency preparedness programs. Code enforcement is aggressive, in order to increase public safety, and public buildings and businesses are frequently inspected. The Fire Prevention Division also completes complaint investigations, arson investigations and fire cause and origin investigations.

- 3.) Maintain the City's Emergency Management Plans and Annexes, exercising the components of the plans on a regular basis and maintenance of the City's Emergency Operations Center
- 4.) Maintaining all personnel and equipment in a high state of readiness for immediate response on a 24/7 basis.
- 5.) Continuously evaluating, planning and preparing in order to successfully sustain our mission in these dynamic services.
- 6.) Performing "Risk Analysis" in order to balance proper balance between service costs and threats.

The department responds to over 1,400 emergencies per year, of which approximately 60% are Emergency Medical responses. Response to these events averages approximately 4.5 minutes. Fire Prevention conducts over 1,200 inspections per year, and firefighters conduct approximately 180 pre-fire plans of businesses per year. Approximately 2,000 people attend various public education programs conducted by Fire Department personnel annually.

Fire Department staffing consists of 27.5 positions. All uniformed personnel are required to have Basis Structural Firefighter Certification as a minimum, which is issued by the Texas Commission on Firefighter Standards and Education. Firefighters are also required to be certified as Emergency Medical Technician – Paramedics, issued by the Texas Department of State Health Services (TDSHS). TDSHS regulates and licenses the Emergency Medical Services activities of the department. The Texas Department of Insurance recognizes the Leon Valley Fire Department as ISO Class 4 Public Protection Classification. The ISO PPC rating is based on a scale from 1 through 10, where 1 is the highest level of protection available.

5. PUBLIC WORKS DEPARTMENT MISSION

The mission of this department is to construct, operate, maintain and repair the city's infrastructure including streets, sidewalks, curbs, drains, right-of- ways, traffic control systems and signage, marquees, buildings, parks, and other public structures and facilities.



The maintenance of city streets, sidewalks, public right-of-ways and other infrastructure projects are part of the essential functions of the Public Works Department. The Public Works Department also manages and provides staffing for the Enterprise Fund. This is the four-man team that operates and maintains the water and sewer operations within the City. Included in these operations are maintenance, protection, repairs, reports and billing support for this service. Twenty-Four hour emergency services are provided by a system of on-call personnel available after regular hours (7 a.m. to 3 p.m.) through the Police Dispatcher (684-1395). Request for new services, disconnects or reconnects should be directed to 684-1391 extension 224.

The City of Leon Valley owns and operates a sewer collection system servicing the entire city. The City also owns and operates a water supply and distribution system that serves about two-thirds of the City. The other areas that are not served with water by Leon Valley are provided water services from the San Antonio Water System.

Environment Component

Statement of Purpose

The City of Leon Valley is situated just south of the Texas Hill Country on gently sloping soils ranging from limestone to clay. The Artesian/Reservoir zone of the Edwards Aquifer lies below the 3.5 square mile municipal corporation and is the source of water not only for Leon Valley but for approximately 1.5 million people throughout a five county area. Increased vehicular traffic as the metropolitan area sprawls over greater distances may contribute to reduced air quality in the future. Due to prudent land use policies developed since its incorporation in 1952, the City has generally maintained high quality environmental conditions.

As the understanding of environmental systems grows, the need for careful management of natural resources becomes increasingly more apparent. In recognition of the contribution of long-range environmental planning to the general welfare of the citizens of Leon Valley and their heirs, the Natural Resource/Environmental Component was included in the Master Plan for the first time in 1992.

The identification of the natural assets of the community and recommended policies to preserve and enhance these assets is included in order to create a guide for decision-makers in the future. Although some specific recommendations are included in this document, these should be reviewed frequently due to a rapidly changing technical, regulatory and legal environment.

Planning Scope

The geographic planning area referenced throughout this document includes the area within the City of Leon Valley. The functional planning areas include water, waste water, solid waste, air, energy and conservation. In many cases, these elements are inter-connected and cannot be clearly separated. Therefore, some redundancy between the functional areas may be noted.

1. WATER

GOAL ONE: To provide an adequate quantity of water to meet municipal needs.

Objectives:

- (1) Maintain the existing wells, pumps, storage tanks and distribution lines and repair or replace when necessary.
- (2) Practice supply management methods and develop additional water supply support.
- (3) Develop and implement demand management measures during drought and non-drought times.
- (4) Meet or exceed the State Board of Fire Insurance standards to minimize insurance key rate.

Recommended Strategies:

- (1) Review and update annual maintenance schedule to minimize leakage or other water loss relating to routine maintenance (i.e. hydrant flushing.)

- (2) Continue aggressive leak detection program for both public mains and private water services.
- (3) Develop and implement a conservation program to include consideration of programs such as plumbing and landscape codes, rate structures and incentive programs. Continue promotion of water saving activities such as mulching and low flush toilets.
- (4) Consider installation of a third well to meet maximum potential demand in the event of equipment failure.
- (5) Coordinate Leon Valley water management programs with regional policies.
- (6) Establish and fund programs to retrofit City facilities with water conserving devices wherever possible.
- (7) Increase public education concerning water supply issues.
- (8) Develop alternative water supplies in conjunction with SAWS and the Edwards Aquifer Authority and purchase or lease water supplies following the Impact Fee schedule.
- (10) Revise Critical Period Management Rules to conform to the Edwards Aquifer Authority requirements.

GOAL TWO: To protect the water supply and maintain excellent water quality.

Objectives:

- (1) Meet or exceed regulatory requirements for water distributed via the Leon Valley Water System.
- (2) Minimize contamination to the aquifer through wells and septic tanks.
- (3) Monitor pollution sources in flood plain (i.e. auto shops) or other areas which may contribute to non-point source pollution of water supplies.
- (4) Monitor the progress of the contaminated areas of the aquifer in and along Grissom and El Verde Roads and EPA planned investigation and Superfund cleanup.
- (5) Protect the customer's water service through adequate Backflow Prevention Program.

Recommended Strategies:

- (1) Continue to extend water and sewer mains to those existing developed areas relying on private wells or septic tanks, and encourage connection to the public system via "for material cost only" (no cost for equipment and labor) reimbursement policy.
- (2) Develop program to minimize introduction of "special" or "hazardous" wastes into watershed.
- (3) Consider alternatives to products producing hazardous waste by residents, businesses and City forces whenever possible to reduce potential for contamination via spillage, improper handling or inadequate disposal.
- (4) Continue to test water samples for bacteriological contamination on a monthly basis and comply with Environmental Protection Agency regulations for lead and copper testing.
- (5) Participate in household hazardous waste programs.
- (6) Include environmental protection in storm water management plan.

2. WASTE WATER

GOAL ONE: To ensure proper collection and, ultimately, treatment of waste water throughout the City of Leon Valley.

Objectives:

- (1) Continue to extend sewer mains to service areas not currently serviced by the public collection system. Secure easements for necessary extensions.
- (2) Continue to provide for adequate treatment of effluent via inter-local agreement with the City of San Antonio, the Regional Waste Water Authority.
- (3) Identify locations where remedial line work is needed and budget for timely replacement.

Recommended Strategies:

- (1) Maintain existing collection system, replace as needed. Continue "Condition Study" of system.
- (2) Expand collection system to provide service to unserved areas.
- (3) Eliminate repeated sewer overflows/blockage.
- (4) Conduct cleaning of sewer lines on systematic basis.
- (5) Begin infiltration and inflow study to stop sewer outflows.
- (6) Begin installation and inspection of customer service laterals.
- (7) Participate in the storm water management program to prevent sewage contamination via overflows.

Rainwater Harvesting Ordinance 07-042

Section 3.02.401 through 3.02.405b, "RAINWATER HARVESTING" is added as follows:

- A. The City of Leon Valley encourages all residential and business property owners to install rainwater collection systems for nonpotable uses such as landscape irrigation. These systems may include, but are not limited to, rainbarrels, roof water collection, cisterns, grey water plumbing fixtures, above ground storage tanks and related pressure tanks and pumps, and treatment and disinfection equipment.
- B. Said rainwater collection, storage containers and equipment must comply with the 2006 edition of the Texas Manual on Rainwater Harvesting, as published by the Texas Water Development Board, in accordance with House Bill 2430, and all subsequent supplements and changes in and to said edition.
- C. All rainwater collection systems and related equipment must be permitted, inspected and approved by the City Plumbing Inspector. Fees for such permits and inspections shall be as stated in Chapter 32, "Schedule of Fees".
- D. Rainwater collection systems shall not be connected to any plumbing that connects with the City's water supply system.
- E. Rainwater collection barrels and other water holding tanks or devices must be installed and maintained so as to prevent mosquito infestation and may not be located within any easement.
- F. Above ground water collection devices, with the exception of roof gutters and rainbarrels, shall not be located in the front yard area. Above ground cisterns and water holding tanks must be located in the rear yard and must be screened from public view. Underground rainwater harvesting systems may be located in the front yard area but may not rise more than two feet (2') above grade. All storage areas shall be secured to promote safety and sanitation. All rainwater harvesting systems and related equipment must be situated at least five feet from any fence line. "

3. SOLID WASTE

GOAL ONE: *To reduce the volumes of land fill solid waste.*

Objectives:

- (1) Continue the curbside collection of recyclable materials from residential customers and increase percentage of waste stream diverted.
- (2) Expand residential collection in terms of increased volume of those materials already collected and additional materials. (Increase volume recycled.)
- (3) Reduce volume of yard waste collected and handled.
- (4) Consider household hazardous waste program in conjunction with Bexar County.
- (5) Develop program (in conjunction with waste hauler) to increase collection of recyclable materials from businesses and apartments.
- (6) Increase emphasis on public education.

Recommended Strategies:

- (1) Increase participation in curbside collection program via Block Leader Program, articles, and possible incentive programs.
- (2) Consider collection of additional materials curbside or at stationary collection site.
- (3) Encourage “pre-cycling” via consumer education concerning packaging and information about reusable items.
- (4) Continue education about alternative disposal methods (i.e. thrift stores and so on.)
- (5) Pursue participation in “Don’t Bag It” Program designed by Texas A&M.
- (6) Continue to encourage back yard composting.
- (7) Continue to encourage xeriscape and other forms of turf minimization.
- (8) Continue community compost/ community garden
- (9) Establish a recycling program for city operations.
- (10) Promote household hazardous waste collection program in conjunction with other cities.
- (11) Establish recycling goals for local businesses.
- (12) Continue to provide a citizen drop-off site for used motor oil and filters.
- (13) Continue cardboard recycle bin.

GOAL TWO: *To encourage market development for recycled and reused products.*

Objectives:

- (1) To maximize usage of recycled products in the private and public sector, thereby, helping to reduce current market glut for recycled products.

Recommended Strategies:

- (1) Establish City purchasing policy to encourage purchase of recycled, reused or reusable products.
- (2) Develop a “Buy Recycled” program for residents.
- (3) Develop model procurement guidelines for distribution to businesses to enable them to easily use recycled and reused products in their activities.

4. AIR

GOAL ONE: *Maintain excellent air quality.*

Objectives:

- (1) To maintain or reduce emissions of toxic, noxious or regulated chemicals.

Recommended Strategies:

- (1) Report all suspected violations to the Texas Natural Resources Conservation Commission.
- (2) Restrict development of industries producing toxic or noxious chemicals.
- (3) Support alternatives to reliance on single occupancy vehicular traffic (i.e. car pool "hotline", HOV lanes, more or different bus routes and so on.)
- (4) Encourage dedication of open space to maximize green areas within the City.
- (5) Increase public education concerning air quality issues.
- (6) Participate in "Ozone Action Day" programming, as deemed appropriate.
- (7) Increase use of propane fueled vehicles where feasible

5. ENERGY

GOAL ONE: *To encourage the prudent use of energy throughout the City.*

Objectives:

- (1) Minimize energy waste in both the private and public sector.
- (2) Encourage utilization of diverse energy resources.

Recommended Strategies:

- (1) Consider amendment to Leon Valley City Code, Chapter 14, "Zoning", to provide requirement for placement of trees and other vegetation to reduce energy demands for cooling.
- (2) Consider adoption of energy code to establish standards for new construction.
- (3) Implement program to retrofit City facilities whenever practicable in ways such as placement of reflective window glass, installation of "on-demand" water heaters or cooling towers, inspection and replacement of insulation on a routine basis, thermostatic controls and so on.
- (4) Procure small, fuel efficient vehicles whenever possible and maintain them so as to maximize efficiency.
- (5) Consider scheduled conversion of City fleet to alternative fuel vehicle.

6. CONSERVATION

GOAL ONE: *Encourage study and analysis of any sites that may have historical or archeological value.*

Objectives:

- (1) Determine historical and/or archeological value of Onion/Salazar property.
- (2) Investigate alternatives for historic preservation of determined properties.

Recommended Strategy:

- (1) Request that the Historical Society consider these matters and provide recommendations to Council.

GOAL TWO: *To discourage destruction or elimination of natural and vegetative habitats, as well as other natural resources. (Particularly in Huebner Creek area.)*

Objectives:

- (1) To manage growth in a way that preserves natural beauty, an integral part of the quality of life in Leon Valley.

Recommended Strategies:

- (1) To consider strengthening mandatory dedication ordinance or develop program to provide incentives for voluntary dedication of land for conservation, open space or recreational purposes.
- (2) Consider open space a priority especially in flood plains and along stream or creek corridors; encourage passive development as green belts.
- (3) Inform land owners of portions of the Property Tax Code which may provide reduced property taxation if land is voluntarily dedicated for recreation or scenic use.

Economic Development Component

Goals, Objectives and Recommended Strategies

GOAL: *Attract and retain quality businesses that will generate sales tax revenue within the City of Leon Valley*

Objective A

Establish an Economic Development sales tax

Recommended Strategies

- 1) Establish Citizens Neighborhood Progress Committee to study issues and make recommendations to City Council.
- 2) City Council calls to election consider adoption of the sales tax
- 3) Sales Tax Adoption Campaign provided by local private and public (non-city) support
- 4) Establish a Section 4B tax Sales Tax
- 5) Hire Economic Development Director with experience and knowledge of 4B Sales tax
- 6) Public meetings to review possible ballot language

Objective B - COMPLETED

Established a Street Maintenance Tax Program

Recommended Strategies

- 1) Establish Citizens Neighborhood Progress Committee to study issues and make recommendations to City Council.
- 2) City Council called for an election to consider adoption of the sales tax.
- 3) Street Maintenance Sales Tax campaign provide by local private support.
- 4) Street Maintenance Sales Tax adopted.
- 5) After tax is adopted, workshop to be held to evaluate and prioritize street maintenance projects in a timely, manner.

Objective C

Promote business friendly practices

Recommended Strategies

- 1) Continue and increase crime prevention activities to promote safety and crime prevention in the business community.
- 2) Create Developer's Guide for publication.
- 3) Leon Valley Public Library reference area for development including City codes and Business laws, City budget and general City information.
- 4) Continue and expanded on-going business relationship through the Business Alliance Committee and the Leon Valley Area Chamber of Commerce.
- 5) Advertise vacant spaces in the community.

Objective D

Create, review, and enforce Codes that impact Economic Development

Recommended Strategies

- 1) Clean up the City by increased code enforcement.
- 2) Create "LV NOW!" Code enforcement program
- 3) Study Wurzbach for a potential beautification plan
- 4) Tree Preservation Ordinance

Objective E

Increase Economic Development education and training resources

Recommended Strategy

- 1) On-going with Neighborhood Watch and National Night Out and presentations to local schools and Chamber of Commerce meetings, etc.

Objective F

Promote Leon Valley

Recommended Strategies

- 1) Unique street signs.
- 2) Replace unsightly fences.
- 3) Expand Xeriscape Beautification Awards.
- 4) Encourage additional Hotel/Motel Tax.
- 5) Publish City Map.
- 6) Develop Welcome Packet.
- 7) Publish City and Business Directory.
- 8) Establish store front renewal project.
- 9) Provide financial incentives for Leon Valley businesses.
- 10) Encourage a health food grocery store location in Leon Valley (i.e. Leon Valley Whole Foods Market).
- 11) Update Master Plan.
- 12) Consider General law to home rule for Leon Valley.
- 13) Oppose ARMA-proposed Bandera Road toll road.
- 14) Develop an Economic Development vision plan.
- 15) Participate in AIA – Sustainable Design Assessment Team Program.

Commercial Development Component

Statement of Purpose

Leon Valley is a suburban community northwest of San Antonio, one of the fastest growing sections of the Bexar Country metropolitan area. Residential, commercial and thoroughfare development in, around, and adjacent to Leon Valley have spurred rapid land use changes in the last fifteen years and can be expected to continue in the future.

Within the commercial planning component, the City is divided into seven (7) planning areas. Each planning area profiles the land use, commercial corridor, housing/neighborhood interface, transportation, community services, and environment issues specific to the planning area.

This component of the Plan is intended as a practical tool to guide the future development and growth of the Leon Valley economy. Although some Recommended Strategies are included in this document, these are merely indicative of means to achieve the stated goals and objectives of Economic Development and are certain to be revised in a changing economic environment.

Commercial Zoning Districts

O-1	Office
B-1	Small Business
B-2	Retail
B-3	Commercial
I-1	Light Industrial
MX-1	Mixed Use

Goals, Objectives And Recommended Strategies

GOAL ONE: *The economy of Leon Valley should provide sufficient and diverse goods and services to meet the needs and desires of the community.*

Objectives:

1. Encourage the economic well-being of citizens and the expansion of the local economy and tax base.
2. Land development standards in commercial areas should provide for a variety of flexible development options to allow creativity, enhance stability and strengthen the City's economic base while minimizing the adverse effects on adjacent non-commercial uses.
3. Support long-term viability of the Bandera Road commercial corridor.

Recommended Strategies:

1. Approve commercial zoning requests and development proposals which conform to the Master Plan.
2. Encourage the development of commercial areas located within designated corridors along appropriate thoroughfares.
3. Discourage the rezoning of property solely for the intent of increasing the property's value.

GOAL TWO: *Provide a regulatory environment which encourages continued viability and expansion of existing conforming businesses and establishment of new businesses.*

Objective:

Provide an administrative process and staff support which shall attempt to identify and implement measures to reduce time and expenses of development while continuing to protect other City interests.

Recommended Strategies

1. Review zoning and development regulations to allow flexible development within established constraints and minimization of review and approval time.
2. Follow the guidelines established by the Specific Use Permit procedure in the development of commercial areas.
3. Encourage design of commercial corridors which reduce the congestion and land use conflicts associated with strip commercial development.
4. Maintain a landscape ordinance.
5. Investigate a pad site policy to address visual obstruction of commercial activities.
6. Encourage enforcement, monitoring and review of current sign ordinance, Leon Valley City Code, Chapter Five, "Signs and Billboards."

GOAL THREE: *To enhance compatibility between commercial and residential land uses.*

Objectives:

1. Provide adequate land for various types of housing within acceptable densities and quality.
2. Guide the development of any new housing neighborhoods to enhance existing development and provide safe, sanitary conditions.
3. Provide adequate land designated for commercial areas to meet the economic demand and assure that all land uses, whether mixed or segregated, are compatible with each other.

Recommended Strategies:

1. The density of new residential areas should be in the same range as the average density of adjacent existing development, unless adequate protection and buffers are provided.
2. Residential development should provide adequate lot size and shape to accommodate residential structures that provide usable open space, adequate size, and protect the privacy of indoor and outdoor uses.
3. Site design techniques, such as buffers of screens, accent and building orientation should be employed to mitigate negative intrusions on residential areas.
4. Land development in commercial areas should enhance stability and strengthen the City's economic base while minimizing the adverse effects on adjacent non-commercial uses.

GOAL FOUR: *To plan and develop public facilities and services consistent with the land use plan.*

Objectives:

1. Use capital improvements planning as a guide to assist in the fulfillment of goals in the Master Plan.
2. Encourage new development location in areas already served by utilities and other community facilities.
3. Require each new development in areas already served by utilities and other services to pay direct and indirect costs created by that development.

Recommended Strategies:

1. Develop and implement a comprehensive Capital Improvements Plan based upon practical considerations of the land use plan and new development.
2. Examine facilities for possible extension and/or enhancement in an effort to provide adequate service to existing development.
3. Continue the administration of impact fees for all appropriate development activities.

GOAL FIVE: *Provide a framework for the enactment and consistent application of zoning ordinances, subdivision regulations, and other land use regulations.*

Objectives:

1. Consistent examination and application of land use regulations necessary to uphold the Plan.
2. Establish a measurement tool to gauge the effectiveness and efficiency of land use decisions based upon Plan recommendation.

Recommended Strategies:

1. Periodic review of land use regulations to ensure compliance with the Plan.
2. Continue the Specific Use Permit application process for all appropriate development considerations.
3. Prepare an annual summary of land use applications to include any case decisions which contradict Master Plan recommendations.
4. Consider establishment of reasonable performance standards for buffers.



Leon Valley Cityscape and Vast Tree Canopy

City Wide Goals

The City of Leon Valley has identified city-wide goals that each planning component must comply with. Each corridor is unique and has specific issues. These issues will be identified within each planning facet.

Land Use:

- All commercial developments must provide appropriate and effective buffering to protect surrounding area.

Transportation:

- Promote pedestrian friendly connections between the City's physical elements.
- The safe and efficient flow of street traffic

Environment:

- Preserve natural areas
- All development must comply with FEMA regulations as adopted by the City.
- Development must adhere to all applicable Federal and State laws pertaining to environmental issues.

Community Service

- The City will exhibit a distinctive, clear, physical and welcoming identity at all it boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- All development must adhere to Leon Valley Chapter 24, "Subdivision and Subdivision Plats", especially sidewalks.

Capital Improvement Programming:

- Extend water and sewer mains as need per development and maintain mains through a comprehensive capital improvements plan.
- The capital improvement goals maintain streets and highways as set forth in the Public Works Improvement and Maintenance Schedule as proposed by the City Engineer

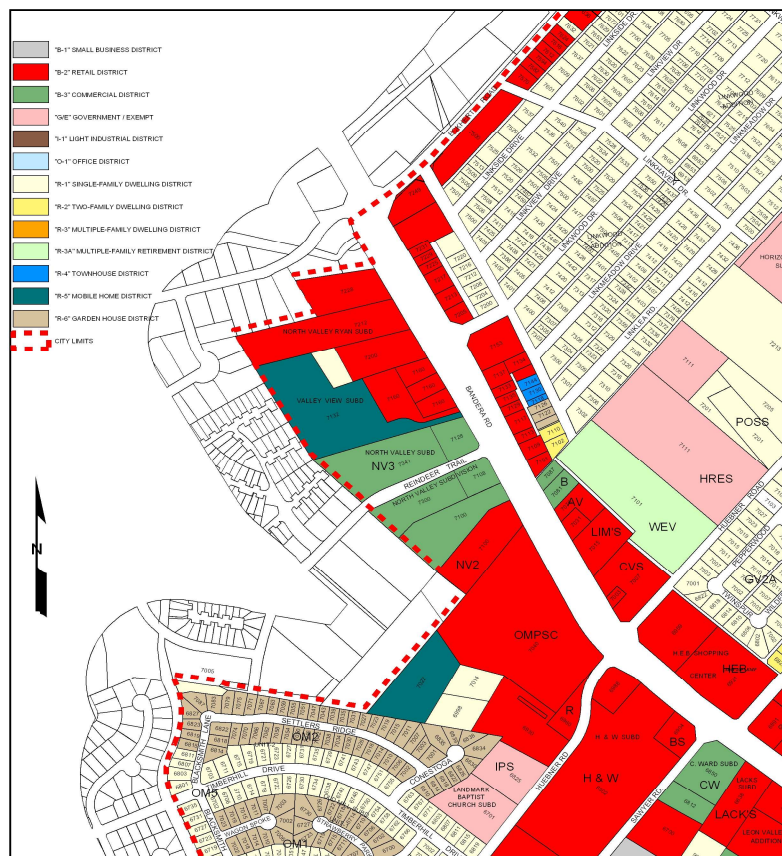
1aCC: Bandera Road North Corridor

The Bandera Road North Corridor consists of mostly developed parcels of land that is zoned B-2 (Retail) and B-3 (Commercial). The goal for this area is to promote primarily retail usage.

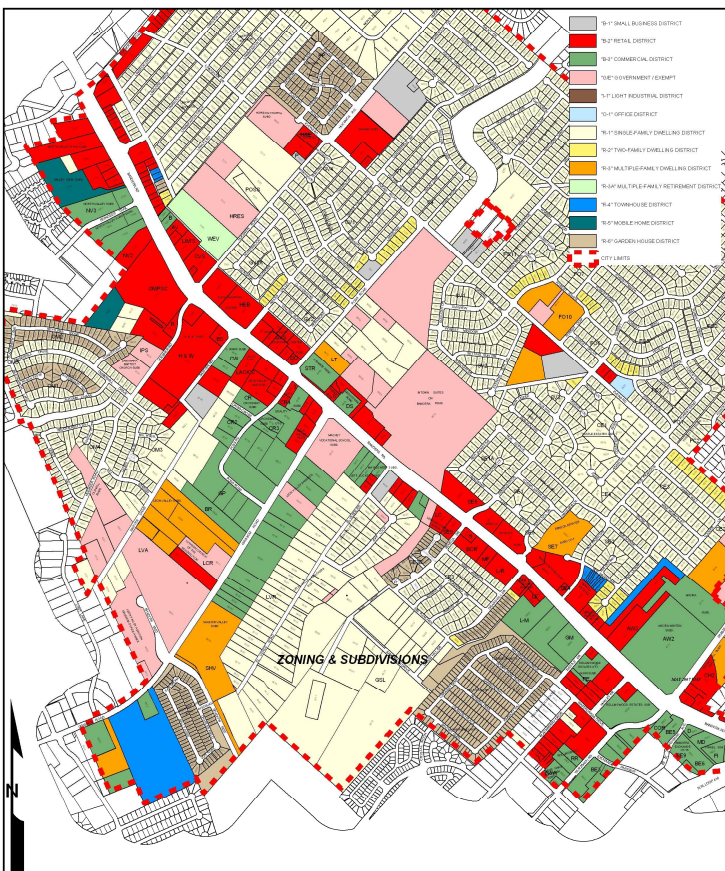
The LAND USE goal for this area is to maintain a 200-foot in-depth, B-2 (Retail) Corridor along Bandera Road. The area from Poss Rd. north to city limit line should be zoned B-2 (Retail) rather than B-3 (Commercial). Any lots that are currently zoned B-3 (Commercial) should be considered for rezoning to B-2 (Retail), specifically on the east side of Bandera Road is encouraged. The area north of Reindeer Trail to city limit on the west side of Bandera Road, should also be rezoned to B-2 (Retail) to encourage further retail development. No Retail and/or Commercial lots should interface with Linkcrest Drive.

The Bandera Road North Corridor INTERFACES with the Linkwood Addition and Grass Valley Subdivisions. TxDot should be consulted for pedestrian friendly options. A traffic mitigation study should be conducted to consider pedestrian traffic, traffic light synchronization and early notification of turning lanes. CEID funds may be considered for conversion of above ground utilities lines to underground lines, as growth occurs. Overhead traffic lanes are not encouraged along Bandera Road for connection to Loop 1604 in San Antonio.

1aCC Bandera Road North Corridor



1bCC Bandera Road South Corridor



1bCC:Bandera Road South Corridor

The Bandera Road South Corridor area is comprised of B-2 (Retail) and B-3 (Commercial) developed lots. One of the largest B-3 (Commercial) properties in this area is the Ancira –Winton car dealership. The goal of this plan is to encourage B-2 (Retail) development along this portion of the corridor. Although the existing B-3 zoned properties may be maintained as such as long as it is in conformity with the Zoning Ordinance

The LAND USE goals for this area are to maintain a B-2 (Retail) Corridor to a depth of at least 200-feet. For the area north of Rue Francois to Poss Road rezoning of B-2 (Retail) to B-3 (Commercial) is discouraged. All retail and commercial uses in this area will be oriented towards Bandera Road.

Bandera Road South Corridor INTERFACES with Leon Valley Ranch Area and Seneca Estates Subdivision. The Huebner-Onion house and 36-acre

wilderness area is located in the corridor.

For possible road expansions refer to the Conceptual Thoroughfare Plan (CTP). This area should be included in the traffic mitigation plan. CIED funds may be used for replacing overhead utility lines with underground utility lines.

The development of the Huebner Creek area may pose a challenge due to the location in a floodplain and drainage plans must be considered for this area. Further overhead lanes are not encouraged along the Bandera Corridor for connection to Loop 1604 in San Antonio.

2aCC: Bandera Road/Loop 410 Area

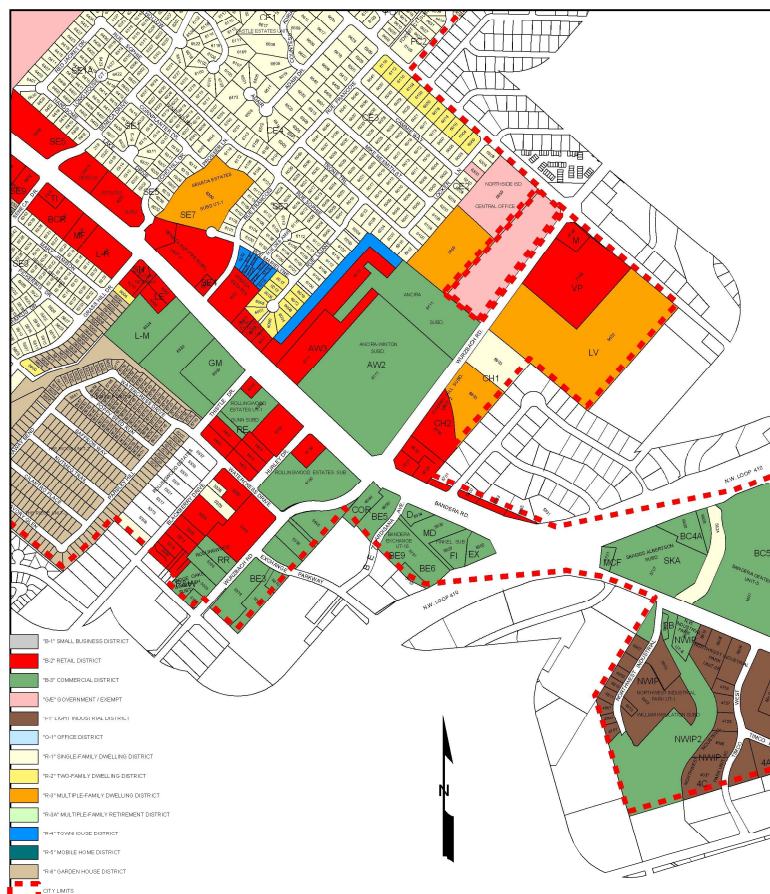
Bandera Road/Loop 410 Area consists of B-2 (Retail) and B-3 (Commercial) developed lots. These retail and commercial areas are buffers for residential neighborhoods to the interstate highway.

The LAND USE for this area is B-3 (Commercial) zoning and not intended to abut residential areas. Commercial development abutting residential areas must provide an adequate and effective buffer to maintain the existing character of the surrounding neighborhoods. This section of Bandera Road crosses Wurzbach Road and has heavy traffic.

Bandera Road/Loop 410 Area interfaces with Seneca Estates and Rollingwood Estates.

The TRANSPORTATION goals for this area must consider TxDot's implementation of an elevated entry and exit ramp from Bandera to Loop 410 which is currently under construction. This construction has caused delays and resulted in traffic diversion onto Evers Road. Traffic light synchronization should be considered for this corridor and traffic calming measures should be considered for Wurzbach and Huebner intersections.

2aCC Bandera Road Loop 410 Corridor



2bCC:Leon Valley South Corridor

The Leon Valley South Corridor has one small neighborhood that is surrounded by B-3 (Commercial), I-1 (Industrial), limited B-2 (Retail) and O-1 (Office). In order to preserve the Hodges Subdivision neighborhood area, appropriate and effective buffering is strongly encouraged.

The LAND USE for this area would include that all undeveloped land northeast of Bandera Road zoned R-1 (Single Family) be rezoned to O-1 (Office), B-1 (Small Business) or B-2 (Retail). Consider development and rezoning of lots fronting the Hodges Subdivision to O-1 (Office), B-1 (Small Business) or B-2 (Retail), with strong attention to cross traffic generation and small lot size. Recommend rezoning of undeveloped land zoned R-1 (Single-Family) between Timco East and Timco West, to I-1 (Industrial). Commercial development B-3 (Commercial) or I-1 (Industrial) is discouraged.

This commercial corridor interfaces with Bandera Road South, the city limit line and Hodges Subdivision.

The Transportation goals are to coordinate with TxDot and City of San Antonio to increase capacity of road system to meet anticipated growth. Traffic synchronization is encouraged at the Bandera/410 Interchange.

All development should consider the uncapped water wells in the area. In the lots north of Hodges Subdivision, drainage issues must be addressed before development.

2bCC Leon Valley South Corridor



3CC: Wurzbach Road Corridor

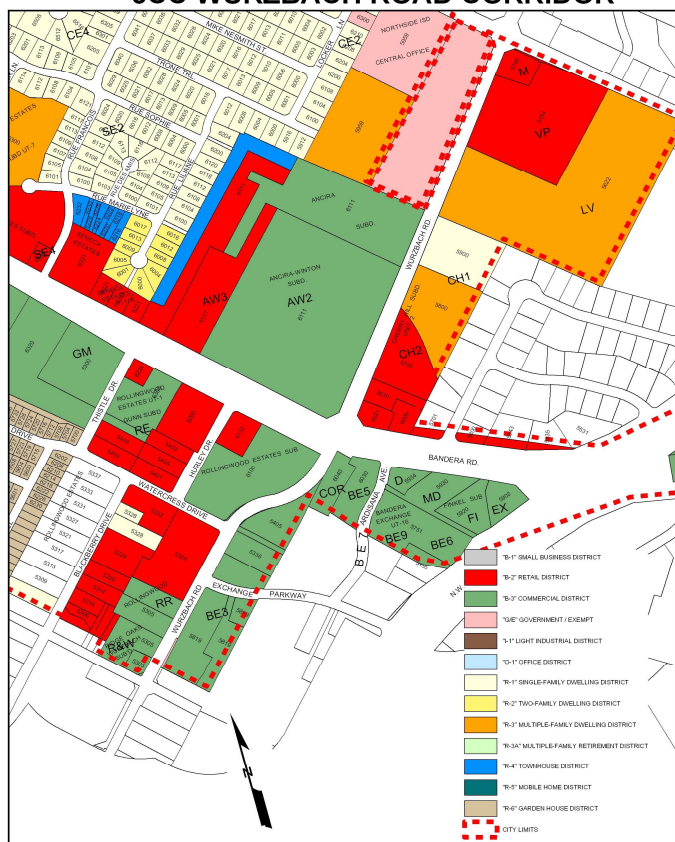
The Wurzbach Road Corridor area is B-3 (Commercial) lots with some R-1 (Single- Family) and B-2 (Retail) lots.

The LAND USE of this are is B-2 (Retail) and B-3 (Commercial) and it is recommended that all lots located west of Bandera Road should front Wurzbach Road. East of Bandera Road B-3 (commercial) zoning should not directly abut residential districts.

A unified zoning approach is encouraged in the Rollingwood Estates subdivision. Undeveloped lots in the Rollingwood Estates Subdivision zoned R-1 (Single Family) fronting Wurzbach Road may be considered for rezoning to B-2 (Retail), B-3 (Commercial), MX-1 (Mixed Use) or R-3 (Multi-Family). Lots on the east side of Wurzbach zoned R-1 (Single Family) lots could be rezoned to R-3 (Multi-Family). This corridor directly abuts City of San Antonio city limit line.



3CC WURZBACH ROAD CORRIDOR



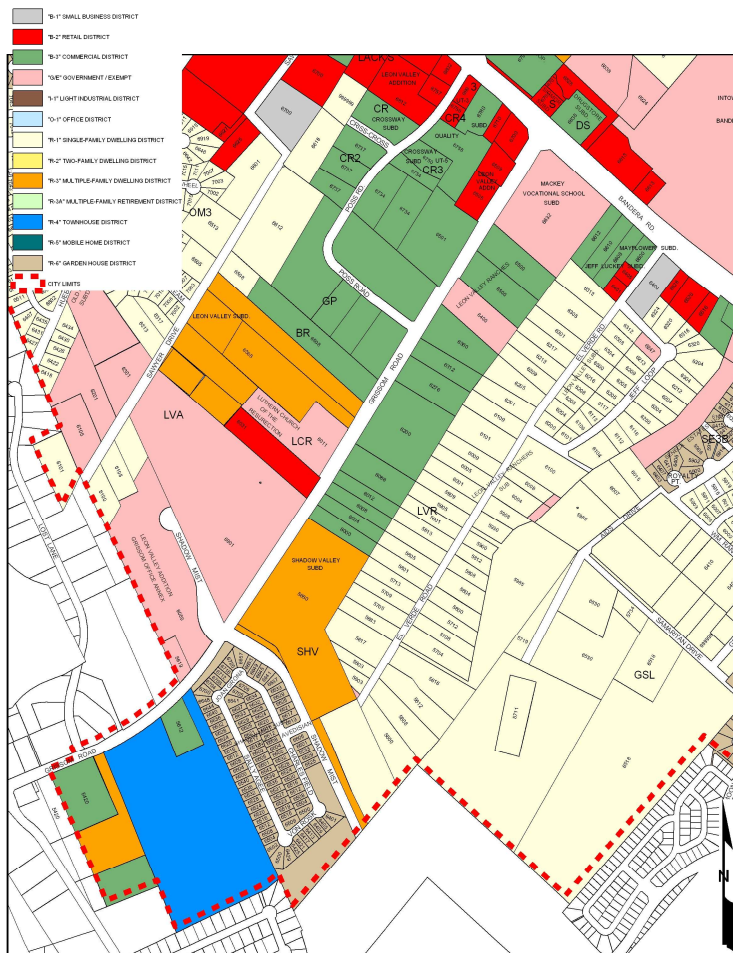
This area INTERFACES with Calypso and Hidden Meadow Apartments. Traffic in this area is expected to be reduced upon completion of the TxDot overhead lanes project. Access to Bandera frontages in Leon Valley will increase due to increased capacity along Loop 410 and ease of access to Leon Valley.

The ENVIRONMENTAL goals must include the awareness by Developers of uncapped water wells in the area. Any development in this area must comply with FEMA regulations as adopted by this City. Adhere to all applicable Federal and State laws pertaining to environmental issues.

The ACTION PLAN should consider a storm water retention plan. Sewer extensions will be needed for any new development in the area behind Rollingwood Estates and the Ancira Winton subdivisions.

4CC: Grissom Road Corridor

4CC GRISSOM ROAD CORRIDOR



The Grissom Road Corridor is B-3 Commercial areas with some R-3 (Multiple-Family), R-4 (Townhouses) and R-6 (Garden Home) areas.

LAND USE in this area encourages B-3 (Commercial) zoning in the Leon Valley Addition (LVA) lots northwest of Grissom Road. Consolidation of properties northwest and southeast of Grissom Road is encouraged to consolidate the development of properties and utilities.

The Grissom Road Corridor INTERFACES with Leon Valley Ranch (LVR), Shadow Mist Subdivision and portions of Sawyer Road and Old Mill areas. Rita Kay Driggers Elementary School and NISD corporate headquarters is located along this corridor.

The TRANSPORTATION goals may consider alternate connecting routes for the extension of Criss-Cross Road to connect Poss Road and Sawyer Road. Refer to the Leon Valley Ranch Profile.

Developers are to be aware of uncapped water wells in this area. Special attention should be given to monitor the tetrachloroethylene (PCE) plume in the Edwards Aquifer to identify potential risks to residents and business.

The Capital Improvements Planning should include storm water retention plan with special attention to drainage for R-3 (Multiple-Family) properties, specifically to the rear of the property.



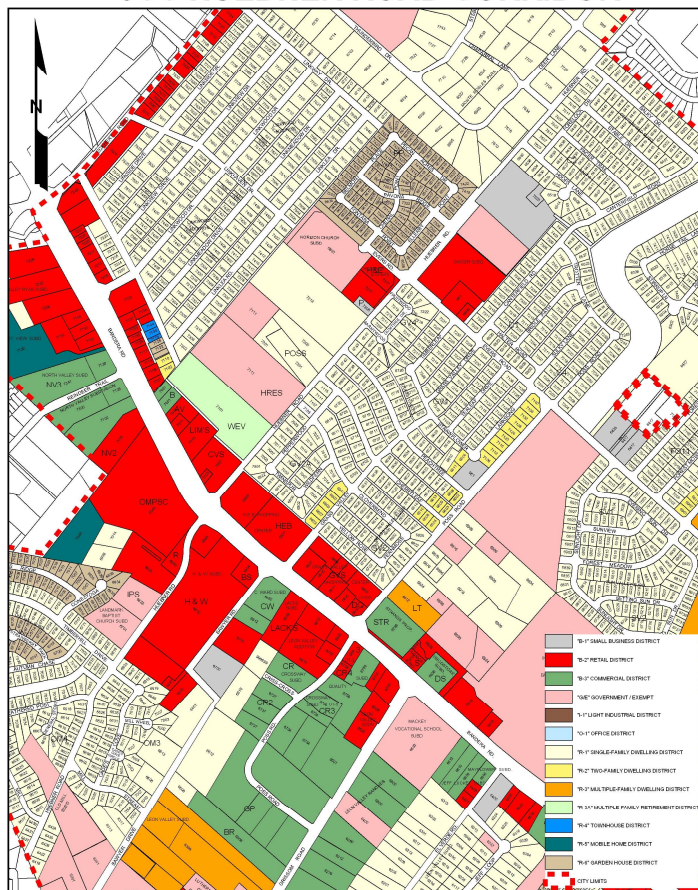
5CC: Huebner Road Corridor

The Huebner Road Corridor area of land is R-1 (Single Family), R-3A (Multiple Family Retirement Dwelling), R-6 (Garden Home) with some B-1 (Small Business) and B-2 (Retail) areas.

The LAND USE in this area encourages the vacant area located on east side of Huebner Road, across from Elementary School all be zoned R-1 (Single-Family). R-3A (Multiple-Family Retirement Dwelling) and R-6 (Garden Home) should be considered as alternatives. Vacant areas zoned B-2 (Retail), should be rezoned to R-1 (Single-Family), R-3A (Multiple-Family Retirement Dwelling), R-6 (Garden Home), R-7 (Multi-Family Medium Density) and MX-1 (Mixed Use).

The Commercial Corridor is limited along Huebner Road. This area interfaces with Monte Robles Park, Canterfield, Grass Valley, Old Mill and Pavona Place residential subdivisions. The Leon Valley Elementary School and the Villas at Leon Valley Retirement home are also located along this corridor.

5CC HUEBNER ROAD CORRIDOR



Traffic on Huebner Road is expected to increase due to the City of San Antonio road improvements (outside Leon Valley city limit line). Access to Huebner Road is to be limited; proposed streets should be aligned with existing streets. Any future development of the area located Northwest of Old Mill subdivision should consider transportation access to Huebner Road. Appropriate right-of-way dedications should be obtained as platting occurs.

The developers should be aware of uncapped water wells in the area.

Capital Improvements Plans should consider storm water retention plans. Water and sewer mains on the north side of Huebner Road and sewer mains to the west side of Evers on Huebner Road should be considered.

Neighborhood Component

Statement of Purpose

The Neighborhood Component is intended to encourage growth that provides housing opportunities to meet the diverse housing needs of the City's present and future populations and to preserve the residential character of existing neighborhoods.

Within the Neighborhood Component, the City is divided into sixteen Community Planning Areas.

Goals

1. To meet the housing and social needs for the city's present and future population
2. To enact appropriate code enforcement measures
3. To maintain existing housing stock and encourage infill housing
4. To provide safe and sanitary housing
5. To promote viable neighborhoods

Objectives and Recommended Strategies

Objective A:

Reinforce efforts to enhance the uniqueness of each neighborhood, including the development of adequate recreational facilities for new residential areas with connectivity. Specifically, pedestrian and bicycle friendly access.

Recommended Strategy:

Consider neighborhood design plans and public works projects (i.e. streetscape, lighting and other capital improvements), which will strengthen neighborhood identity and support the residential densities identified by the Plan.

Objective B:

Maintain landscaping requirements which preserve the quality of housing/neighborhood areas.

LEON VALLEY COMMUNITY PLANNING AREAS

- | | |
|-----|-----------------------------------|
| 1N | Monte Robles Park |
| 2N | Linkwood Addition |
| 3N | Old Mill |
| 4N | Leon Valley Ranch |
| 5N | Sawyer Rd/Leon
Valley Addition |
| 6N | Grass Valley |
| 7N | Canterfield |
| 8N | Forest Oaks |
| 9N | Seneca/Sun Valley |
| 10N | Castle Estates |
| 11N | Seneca West |
| 12N | Hodges |
| 13N | Pavona Place |
| 14N | Bandera Pass |
| 15N | Shadow Mist |
| 16N | Ridge at Leon Valley |

Each planning area contains:

- *neighborhood profile*
- *neighborhood area map*
- *neighborhood components/facets*

Objective C:

Provide an adequate residential density that reflects the desired lifestyle of the citizens.

Recommended Strategies:

- 1) Consider a pro-active code enforcement program to monitor substandard buildings and rental properties in an effort to discourage deterioration of the neighborhood.
- 2) Encourage development of existing land for the purpose of providing additional residential communities, and/or complimentary land uses.

Objective D:

Plan and develop public facilities and services consistent with the residential areas.

Recommended Strategy:

Create a comprehensive Capital Improvement Plan for each neighborhood to specify the needed public facilities and services.

Objective E:

Maintain adequate vehicular access for housing/neighborhood areas.

Recommended Strategies:

- 1) Encourage the development of improved connectivity, pedestrian, bicycle, and vehicle access systems which will compliment school crossing requirements located in the area and encourage public safety for all residential densities.
- 2) Develop traffic calming plans as needed.

Objective F:

Encourage the development of quiet, safe, clearly defined neighborhoods.

Recommended Strategies:

- 1) Maintain low and medium density uses;
- 2) Protect residential neighborhoods from encroachment of commercial and/or high density residential uses.
- 3) Seek to locate supporting neighborhood land uses on the periphery.

Neighborhood Wide Goals

The City of Leon Valley has identified neighborhood-wide goals that each community planning component must comply with. Each neighborhood is unique and has specific issues. These issues will be identified within each community planning facet.

Land Use:

- All retail, commercial, industrial and mixed use developments must provide appropriate and effective buffering to protect surrounding residential areas.

Transportation:

- Promote connectivity through bicycle and pedestrian friendly connections between the City's physical elements.
- The safe and efficient flow of street traffic.

Environment:

- Preserve open and green space.
- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences".
- All development must comply with FEMA regulations as adopted by the City.
- Development must adhere to all applicable Federal and State laws pertaining to environmental issues.

Community Service

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- All development must adhere to Leon Valley Chapter 24, "Subdivision and Subdivision Plats", specifically utility construction and sidewalks pertaining to non-residential areas.

Capital Improvement Programming:

- Extend water and sewer mains as needed per development and maintain mains through a comprehensive capital improvements plan.
- Maintain streets and highways as set forth in the Public Works Improvement and Maintenance Schedule.
- Maintain streets and sidewalks and provide yearly evaluations.

1N MONTE ROBLES PARK AREA

The Monte Robles Park area was platted in mid-1940; this area was not annexed by the City until June of 1981. The Monte Robles Area is distinguished by large lots averaging one acre in size. This area does contain paved streets but does not currently have or desire curbs, sidewalks or streetlights.



Monte Robles Subdivision is an established neighborhood area and should be maintained as a residential area. The LAND USE for this area is that any non-residential development along Eckhert Road must orient towards Eckhert Road. The expansion of existing businesses and any rezoning of lots in Monte Robles Park are discouraged.

This area INTERFACES with Huebner Road Corridor and Eckhert Road (City of San Antonio).

The TRANSPORTATION goals for this area are the addition of street markings to reinforce two-way traffic.



The ENVIRONMENTAL goals and COMMUNITY SERVICE goals are integrated and include the consideration that some private wells are exposed to PCE contamination in the aquifer. These goals must adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically utility construction and sidewalks pertaining to non-residential areas. The city will continue to encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences".

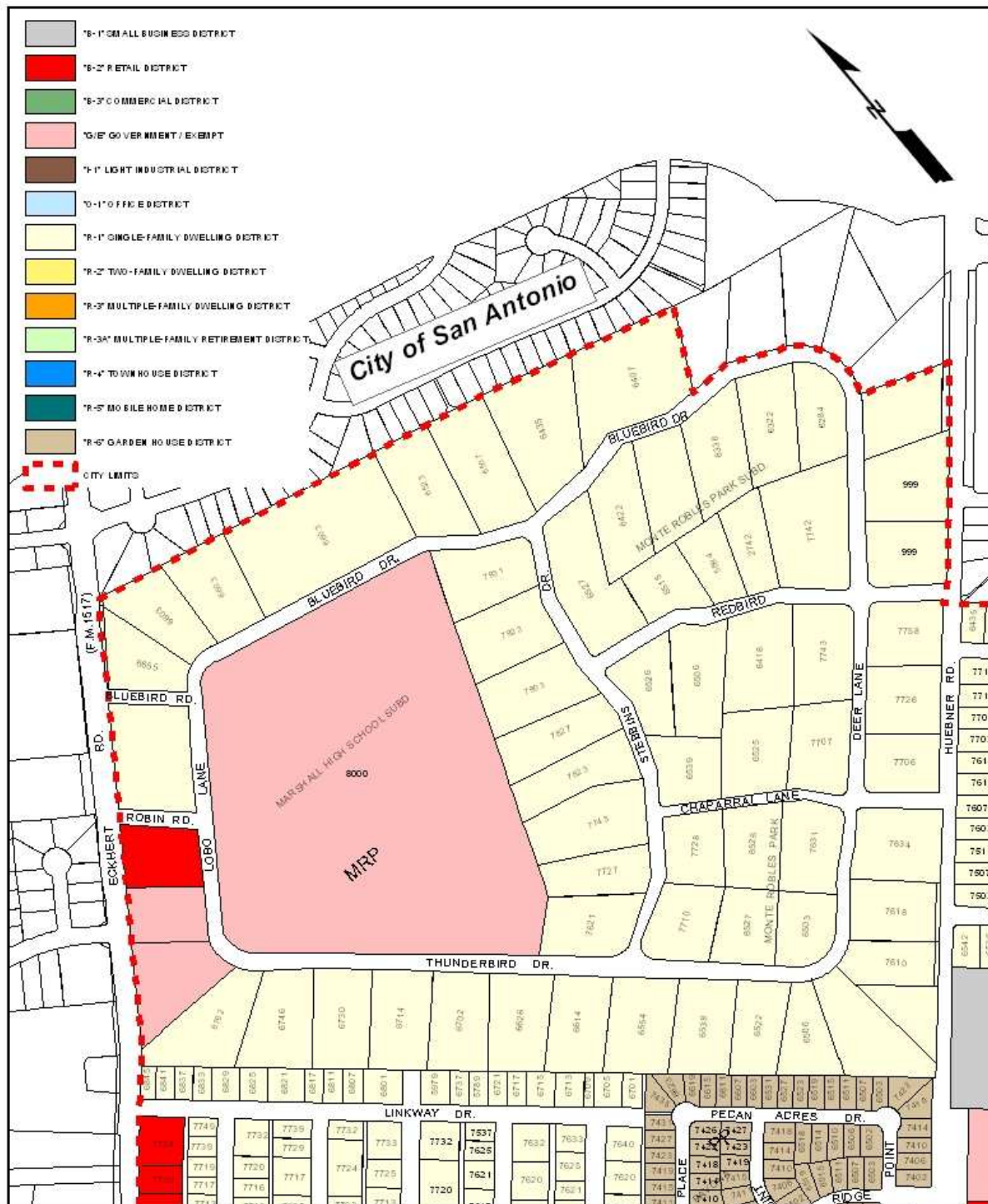
All development and maintenance will adhere to all applicable State and Federal laws pertaining to environment issues. Any development of this area must comply with FEMA regulations as adopted by the City.

All retail, commercial, mixed use developments must provide appropriate and effective buffering to protect surrounding residential areas.

The ACTION PLAN goals:

- Include extending the water and sewer mains in the area.
- Include street and sidewalk maintenance with yearly evaluations.

1N MONTE ROBLES AREA



2N LINKWOOD ADDITION AREA

The Linkwood Addition area was platted in the mid-1950; this area exhibits the highest level of diverse residential development through different home builders. The area has paved streets and curbs funded in part by the 1986 City bonds.

The LAND USE for this area recommends that any residential development of Linkwood Addition Subdivision be developed as R-1 (Single-Family). Property consolidation of Blocks A & B is

encouraged for development of B-2 (Retail) properties. All non-residential zoning in this area shall orient and be accessible only from Bandera Rd. Any non-residential zoning along Eckhert Road, in Blocks C & I, is to be oriented towards Eckhert Rd with all access from Eckert Road.

Certain lots which front Bandera Road in Blocks A & B are difficult to develop due to the shallow depth. It is recommend that the lots fronting Bandera Road in Blocks A & B should remain B-2 (Retail); lots fronting Linkcrest Drive in Blocks A & B should remain B-2 (retail) or be rezoned to R-1 (Single-Family) or R-2 (duplex). It is also, recommended that the Zoning Board of Adjustment give favorable consideration to allowing variances to the requirement for rear yard setbacks on any lot or lots, fronting Bandera Road.

Linkwood Addition area INTERFACES with the Bandera Road Corridor. The character of the Linkwood Addition Subdivision shall remain a residential subdivision to maintain neighborhood character except along the commercial frontages. Development in areas along Bandera and Eckhert Roads should be compatible with surrounding residential areas to maintain neighborhood integrity.

The TRANSPORTATION goals include that a connection between Huebner and Eckhert Roads is not considered favorably by area residents (refer to the Conceptual Thoroughfare Plan).

Traffic calming methods should be considered as the subdivision develops. Three (3) way and four (4) way stop signs should be placed at selected intersections at Linkcrest and Linkwood, including all intersections North to Eckhert Road. A traffic light should be considered at the intersection of Linkhaven and Eckhert Road to promote regular traffic flow away from the Linkwood Addition Area. All development must adhere to street maintenance program.



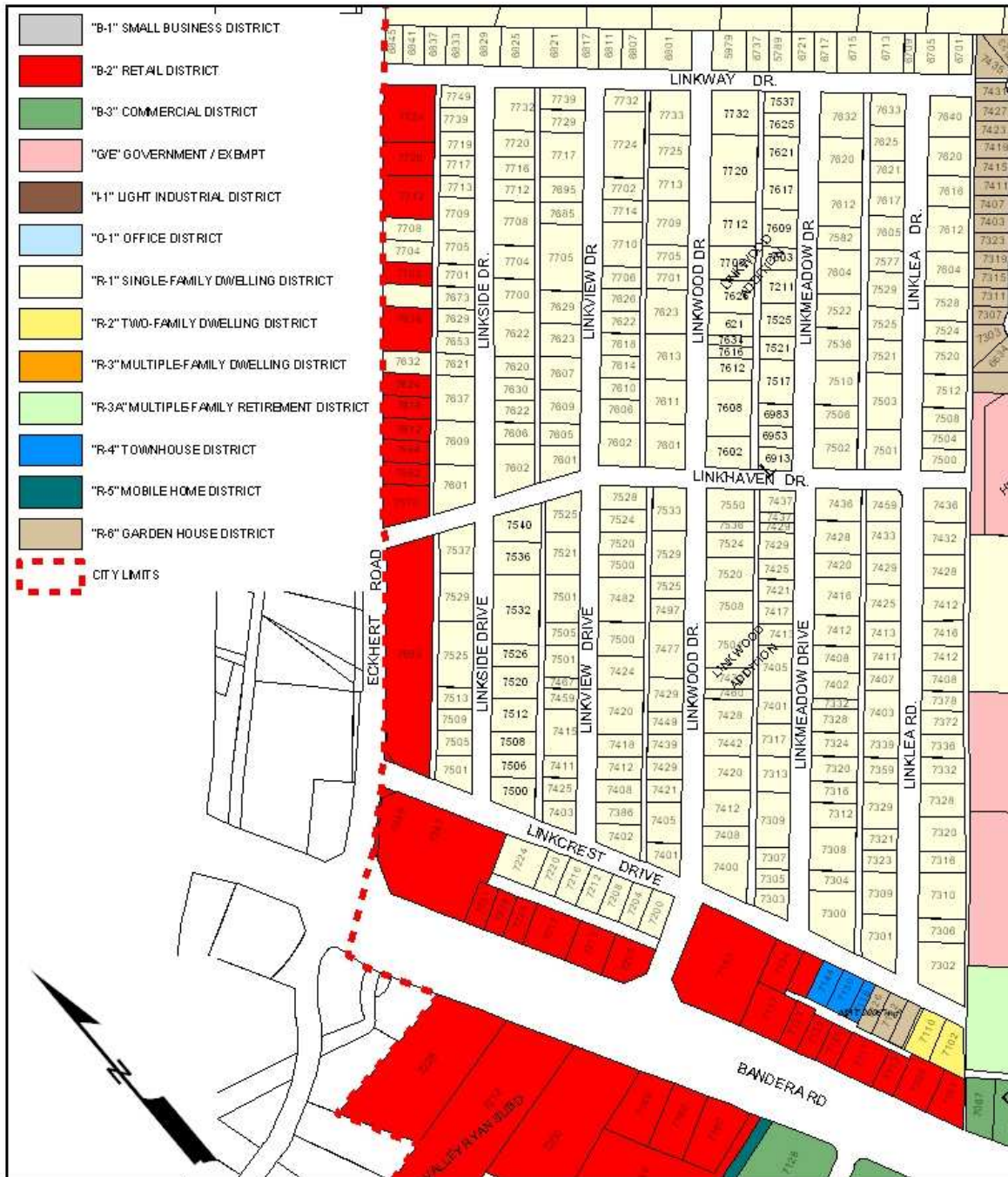
The COMMUNITY SERVICES and ENVIRONMENT goals include adhering to Leon Valley City Code Chapter 24, "Subdivision & Plats," specifically sidewalk and utility construction. Speed humps or other traffic calming measures should be considered throughout Linkwood Addition Area to encourage traffic safety on residential streets. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". All development must adhere to all applicable State and Federal laws pertaining to environment issues and comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

- The replacement of existing propane gas utilities with natural gas or electric utilities in residential areas.
- Sidewalk gaps should be considered for closure by the City public works.



2N LINKWOOD ADDITION



3N OLD MILL AREA

The Old Mill area consists of five major units that were platted in the late 1970's. Most of the residential construction in this area was done by Morton Southwest Homebuilders. This area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting.

OLD MILL is an established neighborhood and should be maintained as a residential area. The LAND USE in this area encourages rezoning the lot between 6700 block of east Sawyer Road and Criss-Cross Drive to B-2 (Retail) or B-3 (Commercial). Sawyer Road serves as a buffer to protect residential areas from any nonresidential development. Rezoning of existing R-1 (Single-Family) on Huebner Road is discouraged.

The Old Mill area INTERFACES with a portion of Huebner Road Corridor and the Bandera Road Corridor.

The TRANSPORTATION goals for this area must include that any future development of area zoned R-3 (Multi-Family), R-1 (Single-Family) and B-2 (Retail) located north of Old Mill Subdivision should include consider access to Huebner Road. Alternate connecting routes and the extension of Criss-Cross to connect Poss and Sawyer Roads may be considered per development.



The COMMUNITY SERVICE and ENVIRONMENT goals are integrated and must include an investigation for development of potential vacant land in the OM Area as park space, specifically along Huebner Road. Police patrol of the area is encouraged to increase compliance with reduced neighborhood speed limits and existing stop signs. Drainage issues must be considered because they present development challenges for areas of OM Subdivision.

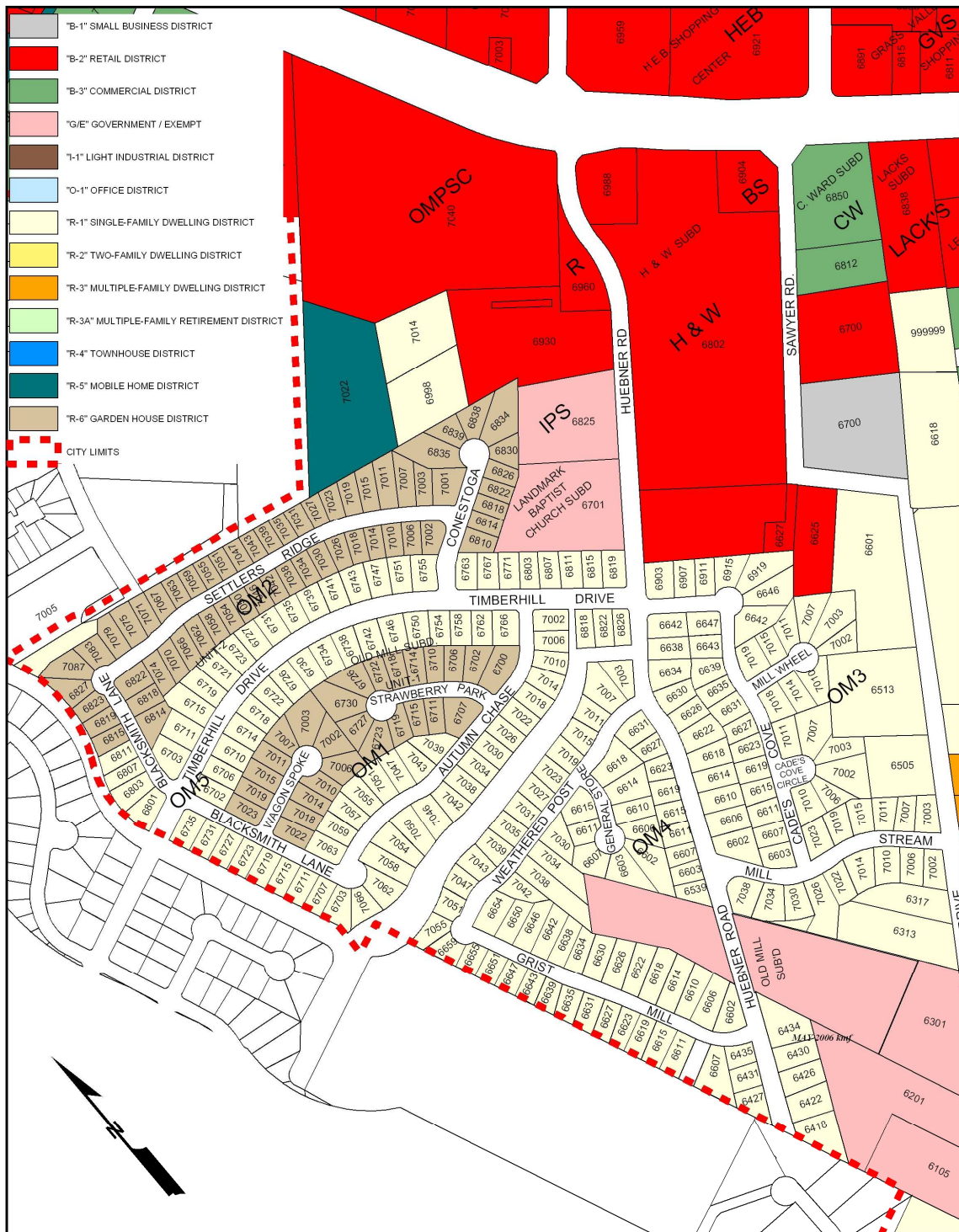
All development must adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically, sidewalk policy & utility construction. The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage. Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development in this area must comply with FEMA regulations as adopted by the City and adhere to all applicable State and Federal laws pertaining to environmental issues.

The ACTION PLAN goals are:

- Recommend that this area be examined for Capital Improvements Programming, specifically stormwater drainage issues.



3N OLD MILL AREA



4N LEON VALLEY RANCHES AREA



The Leon Valley Ranches area was platted in the mid-1940. Leon Valley Ranch (LVR) is distinguished by its large lots that average from one to two acres in size, which is mostly influenced by the existence of the nearby Huebner Creek. This area contains paved streets, but does not have curbs, sidewalks, or street lighting

The LAND USE in this area is R-1 (Single Family) and rezoning along El Verde and Jeff Loop is highly discouraged.

The Leon Valley Ranch Area INTERFACES with Grissom Road Corridor and Bandera Road Corridor. The TRANSPORTATION goals include that access and circulation through the LVR Area is not considered favorable by area residents. Any development to the rear of Shadow Mist must provide access for proper circulation to accommodate emergency services. Refer to the Conceptual Thoroughfare Plan.

The COMMUNITY SERVICE goals should give consideration to additional speed humps or other traffic calming measures on El Verde Road to encourage traffic slowing and safety on residential streets. A Flood Escape Plan should be considered with maps detailing the escape route(s). Further, educate the residents of the area regarding this plan of action for serious flood conditions. Placement of no-outlet signs for flood areas is encouraged.

The ENVIRONMENTAL features must consider Huebner Creek. It presents development challenges for areas of LVR and areas bordering LVR area. Huebner Creek must be maintained as an unobstructed green area. Bank above may be considered for utilization as parkways and pedestrian trails as permitted by the property owner with future connectivity to San Antonio Crystal Hills Park.



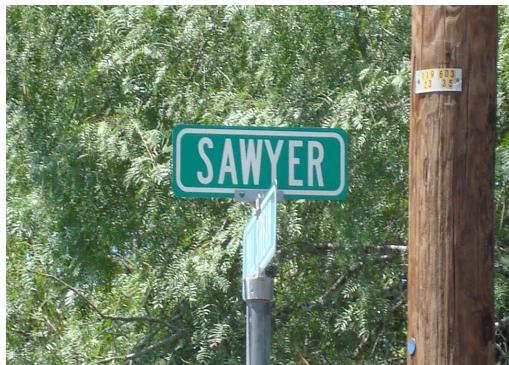
All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and comply with FEMA regulations as adopted by the City.

The ACTION PLAN include:

- Storm water drainage issues as the Grissom Road area and upstream development continues to produce more storm water run off.
- Improve the flow of Huebner Creek from Leon Valley into San Antonio.
- Consideration of relocation of emergency equipment located in flood plain area.

Map of the City of Madison, Wisconsin, showing various land use districts. The map is color-coded according to a legend on the right. The legend includes:

- "B-1" SMALL BUSINESS DISTRICT
- "B-2" RETAIL DISTRICT
- "B-3" COMMERCIAL DISTRICT
- "GE" GOVERNMENT / EXEMPT
- "I-1" LIGHT INDUSTRIAL DISTRICT
- "O-1" OFFICE DISTRICT
- "R-1" SINGLE-FAMILY DWELLING DISTRICT
- "R-2" TWO-FAMILY DWELLING DISTRICT
- "R-3" MULTIPLE-FAMILY DWELLING DISTRICT
- "R-3A" MULTIPLE-FAMILY RETIREMENT DISTRICT
- "R-4" TOWNHOUSE DISTRICT
- "R-5" MOBILE HOME DISTRICT
- "R-6" GARDEN HOUSE DISTRICT
- CITY LIMITS

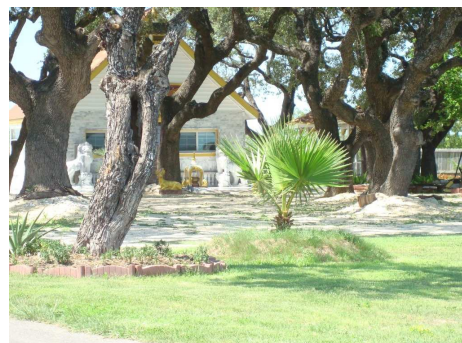
5N SAWYER ROAD – LEON VALLEY ADDITION AREA

Sawyer Road – Leon Valley Addition area was part of large tracts of land used as farm or ranch land. The Leon Valley Addition Area was platted in 1936, by N.C. Sawyer. Mr. Sawyer vacated the north side of Sawyer Road the following year. In 1975, the Old Mill Subdivision was platted but the large portions of land on the north side of Sawyer Road were not included and remain undeveloped parcels today. The south portion of Sawyer Road is platted and is known as Leon Valley Addition. The Sawyer Road/Leon Valley Addition Area was part of the original City limits.

The LAND USE in Sawyer Road/Leon Valley Addition Area has large vacant tracts with some established homes. Any development of this area should be consistent with the natural features of this area. Aggregation of the land in this area is strongly encouraged. Current land use is R-1 (Single Family) along Southside of Sawyer Road. Vacant R-1 (Single-Family) lots could be rezoned to R-2 (Two-Family), R-3 A (Multiple Family Retirement), R-3 (Multiple Family), R-4 (Townhome), or R-6 (Garden Home). Any rezoning to B-3 (Commercial) is discouraged along Sawyer road but could be considered for the lots on Grissom Road. Lots fronting Sawyer Road nearest to Bandera Road may be considered for rezoning to B-2 (Retail). The promotion of consolidating property ownership south of Sawyer Road in an effort to unify development in this area is highly recommended. Consideration would be given to the rezoning of vacant R-1 (Single-Family) lots to O-1 (Office) and B-1 (Small Business) zoning along the south side of Sawyer. Rezoning to B-2 (Retail) or B-3 (Commercial) is strongly discouraged

Sawyer Road INTERFACES with the San Antonio City Limit Line and Bandera Road to the north. The TRANSPORTATION elements in the area must consider that Sawyer Road is a two-lane, dead end street which will not be extended. Placement of signage must be considered. Additional roads may be considered to promote connectivity.

The COMMUNITY SERVICE and ENVIROMENT goals are integrated. All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and comply with FEMA regulations as adopted by the City.



The ACTION PLAN includes:

- Alternative curbs such as a finished edge should be considered for this area.
- Sewer main extensions should be considered for areas along Sawyer Road not currently receiving services.

6N GRASS VALLEY AREA

Grass Valley area was annexed 1969 and platted during the late 1960's and early 1970's, this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting.



The LAND USE for the Grass Valley (GV) Subdivision is an established neighborhood and should be maintained as a residential area. The vacant land use in this area is zoned R-1 (Single-Family) and R-2 (Two-Family) and should be developed to maintain the existing neighborhood characteristics. Undeveloped areas zoned B-1 (Small Business) should be maintained so as to be compatible with existing residential areas. Rezoning of the city-owned pool property on Poss Road to R-1 (Single-Family) or R-2 (Two-Family) shall be considered if the pool is sold.

This area INTERFACES with the Bandera Road Corridor and Huebner Road Corridor. It is within walking distance from Raymond Rimkus Park, the Leon Valley Public Library, the Leon Valley Community Center, Conference Center, and Public Works.

The TRANSPORTATION in the area should consider additional pedestrian and vehicular access to Raymond Rimkus Park. Improvement to accessibility to Rimkus Park could be via a small culvert from Poss Road.

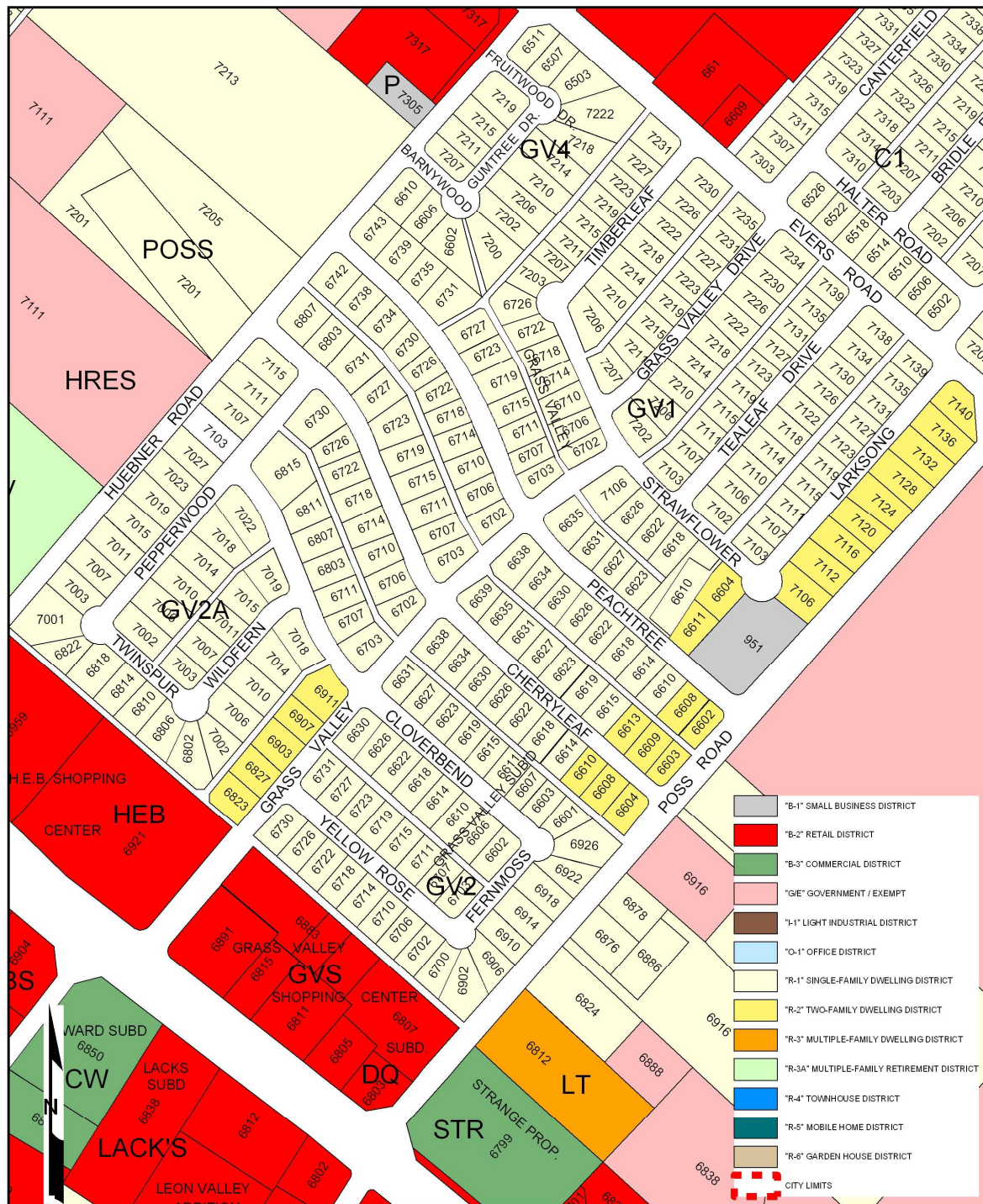


The COMMUNITY SERVICE and ENVIROMENT goals are integrated. All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and comply with FEMA regulations as adopted by the City.

The ACTION PLAN goals are:

- Include all applicable Capital Improvement projects.

6N GRASS VALLEY AREA



7N CANTERFIELD AREA

The Canterfield area was platted during the late 1960's and early 1970's, with the exception of Canterfield Unit Four which was platted in 1980, this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting. The Canterfield Unit Three is divided from the rest of the Subdivision by Huebner Creek and is included in the Forest Oaks Subdivision Plan.

The LAND USE in the Canterfield neighborhood is developed as R-1 (Single-Family) and should be maintained as a residential area. Any undeveloped areas should be developed as R-1 (Single-Family) to maintain neighborhood character. Existing vacant land facing Huebner Road, northwest of the Canterfield Area, should be considered for rezoning to R-1 (Single-Family), R-4 (Townhouse), R-6

(Garden Home), R-7 (Medium Density Single-Family) and MX-1 (Mixed Use) zoning.

The area INTERFACES with Evers Road and Huebner Road. Additionally, there is limited commercial development along Huebner Road. It is within close proximity to Raymond Rimkus Park, the Leon Valley Public Library, the Leon Valley Community Center, the Leon Valley Conference Center, and the Leon Valley Public Service Center.

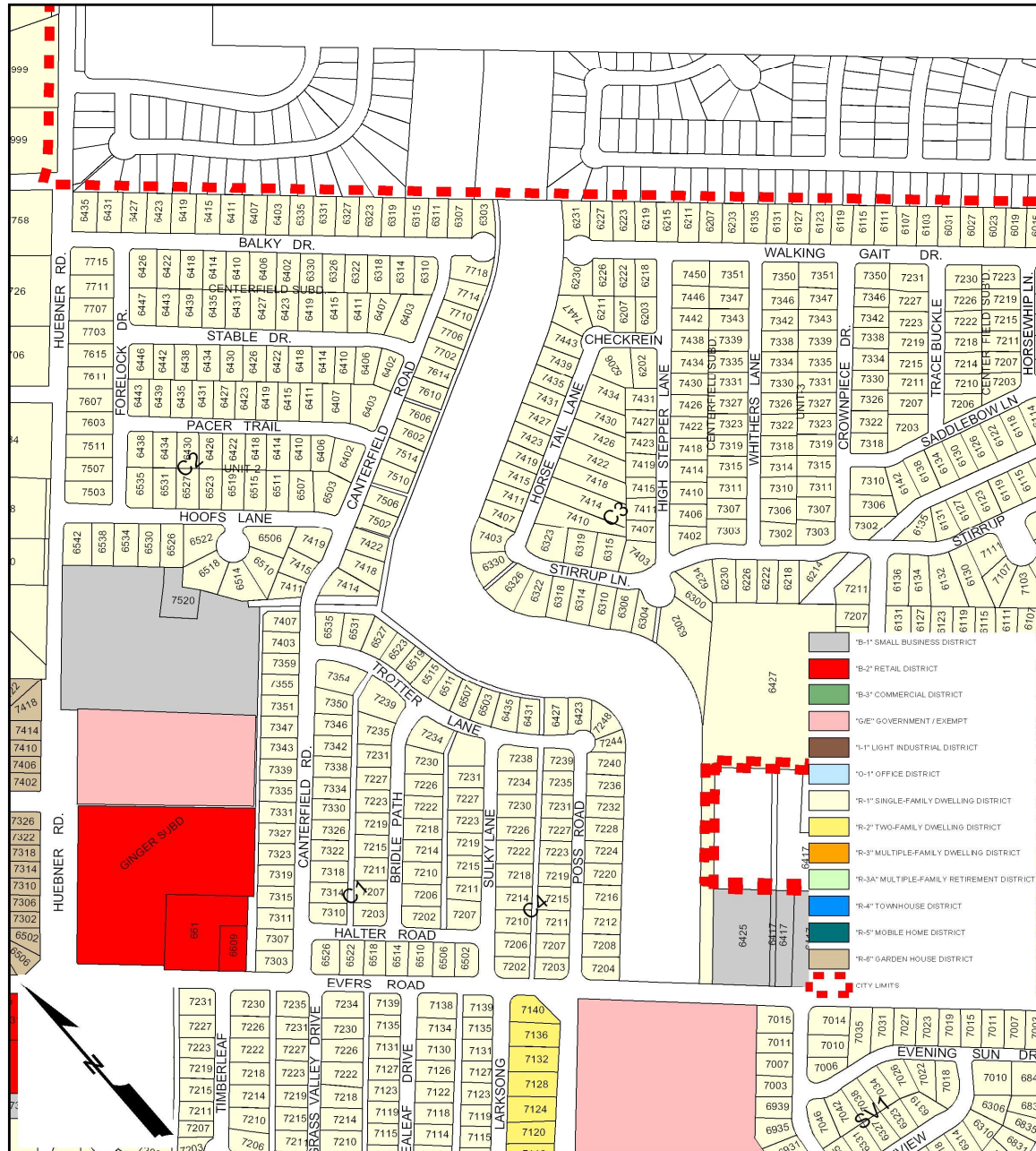
The TRANSPORTATION goals include that any commercial development on Huebner Road should not have an outlet through the Canterfield Subdivision.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. A portion of Huebner Creek is located in Canterfield Area One Subdivision; areas southeast of Huebner Road are subject to flood conditions. All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN for this area is:

- Applicable Capital Improvement projects may be considered.

7N CANTERFIELD AREA



8N FOREST OAKS AREA

The Forest Oaks area was platted during the late 1960's and early 1970's; this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting.

The LAND USE in the Forest Oaks Subdivision is comprised of R-1 (Single-Family), R-2 (Two-Family), R-3 (Multiple-Family) and R-4 (Townhouse). FO Subdivision includes Forest Crest (FC) Subdivision and Canterfield Unit Three Subdivision. There is existing developed B-2 (Retail) zoning in this area. This area should be maintained to uphold neighborhood integrity. It is recommended that the City initiate annexation of ETJ property. Existing undeveloped residential lots in the Forest Oaks Subdivision should be developed as R-1 (Single-Family) to be compatible with existing residential areas and any non-residential development is strongly discouraged. Any proposed new land use should consider site specific topography.



Forest Oaks INTERFACES with Evers Road, which is not intended to serve as a commercial corridor for this area; however, transportation patterns and construction on Bandera have significantly increased the traffic load. The CPS Energy substation is located in this area. The TRANSPORTATION goals are the placement of a four-way traffic signal at the intersection of Forest Way at Seneca and Evers. It is recommended that a stop sign be considered on Forest Meadow at Forest Ridge and speed humps or other traffic calming measures be considered along Forest Meadow to slow traffic. Stricter enforcement of the 30 mile per hour park zone on Evers near Raymond Rimkus Park is encouraged.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. The Leon Valley Public Library, Community Center, Conference Center, and Leon Valley Public Works Center are located in the Forest Oaks Subdivision. The Forest Oaks Community Association operates a privately owned pool within the Forest Oaks Subdivision. All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

- Drainage improvements for the area near Forest Brook and Forest Ledge.

9N SENECA / SUN VALLEY AREAS



The Seneca/Sun Valley area was platted during the late 1960's and early 1970's; this area was constructed by builders using seventy-five percent brick exteriors. It is substantially developed and contains paved streets, curbs, sidewalks, and street lighting. This area is characterized by its close proximity to community service facilities.

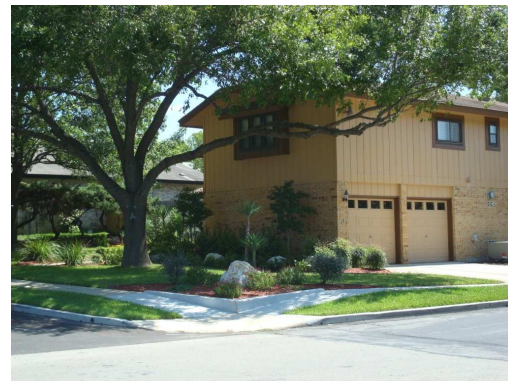
The LAND USE in this area should encourage consolidation of triangular shaped property, located on the west side of Evers Road and strongly encourage zoning unification of this area to low density residential uses such as R-1 (Single-Family), R-2 (Multiple-Family) or R-6 (Garden Home). The Bandera Road area (from Rue Francois north to city limit line), rezoning of B-2 (Retail) property to B-3 (Commercial) is discouraged.

Seneca/Sun Valley area INTERFACES with Bandera Road Corridor. This area is in close proximity to Raymond Rimkus Park, Leon Valley Public Library, Community Center, Conference Center and Public Works.

The TRANSPORTATION GOALS are that a traffic light be placed at the intersection of Seneca/Forest Way and Evers Road.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. The aging housing stock and infrastructure could pose a potential problems and/or land value decrease if allowed to decline. There is support of the Community Pool Association and the addition of a walkway from Evers Road to the pool is recommended. It is encouraged that all natural areas and their features be preserved.

All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.



The ACTION PLAN includes:

- Applicable Capital Improvements Programs may be considered for the area, specifically sidewalks on the west side of Evers Road.

10N CASTLE ESTATES AREA

The Castle Estates area was originally characterized by the Evers Family dairy farm and contains several large Oak and Pecan trees. Platted during the early to mid 1960's, this area is substantially developed. Parts of the area have paved streets, curbs, sidewalks, and street lighting. There are several lots in this area which are not served by the public sewer system.



The LAND USE in the Castle Estates area is an established neighborhood and should be maintained as a residential area. Vacant tracts located within this area should be developed as R-1 (Single Family).

The area INTERFACES with Evers Road located east of Castle Estates subdivision. Castle Estates Area is in close proximity to Raymond Rimkus Park, Leon Valley Library, Leon Valley Community and Conference Centers and the Leon Valley Public Service Center.

The TRANSPORTATION goals should include traffic calming measures as traffic on Bandera and Evers continues to increase. Traffic lights at Seneca Drive and Evers Road, and Rue Francois and Evers Road should also be considered.

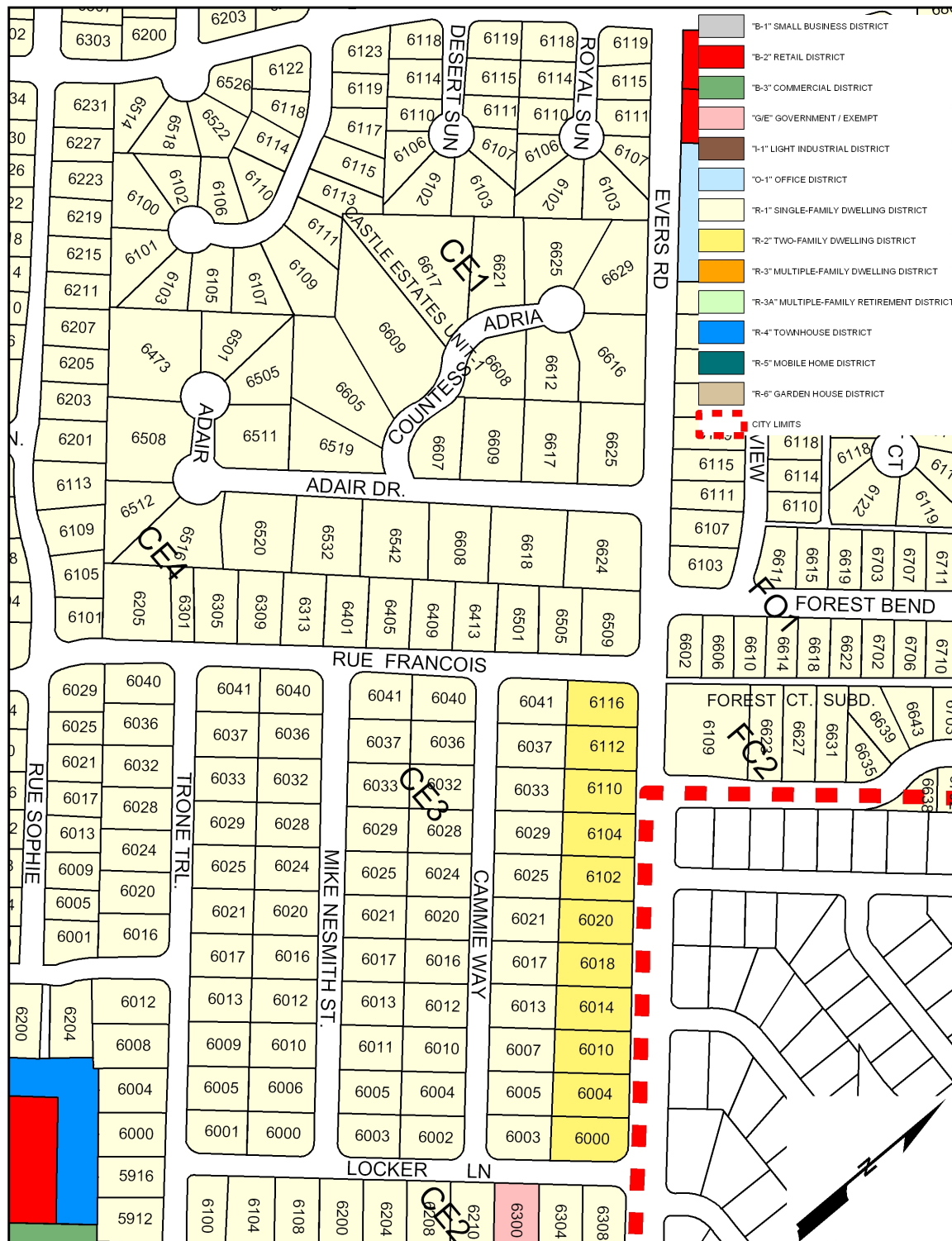


The COMMUNITY SERVICE and ENVIRONMENT goal are intertwined. All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

- Applicable Capital Improvements Programs may be considered for the area, specifically encourage development of sidewalks on the southwest side of Evers Road with and alternative curbs being considered within residential neighborhoods.

10N CASTLE ESTATES AREA



11N SENECA WEST AREA



The Seneca West area remains largely unplatted and undeveloped. The remaining undeveloped residential zoned lots are characterized by multiple owners. Some platting occurred in 1972, and the area consists of R-1 (Single-Family) low density housing. The existence of Huebner Creek and low elevations through this area pose developmental challenges

The LAND USE for Seneca Estates Units 3 and 3B are established neighborhoods and should be maintained as residential areas. All undeveloped lots are to be zoned R-1 (Single Family) by petition and approval of

city council. Consolidation of properties west of S.E. subdivision (designated by "A" and "B") is recommended to coordinate the development of property and utilities. Existing zoning south of Grass Hill Drive (WV) should remain R-6 (Garden Home). For the Bandera Road area (from Rue Francois north to the city limit line) rezoning of B-2 (Retail) to B-3 (Commercial) is discouraged. B-3 (Commercial) zoning is not intended to abut residential zoning.

The TRANSPORTATION goals must strongly consider development and vehicular and pedestrian access systems, such as traffic signs to encourage public safety in the area.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. Continued improvements of Huebner Creek, Northwest of Seneca Estates, are encouraged because the creek presents development challenges for areas located on the southwest side of the area. Creek flow-way must be maintained as an unobstructed green belt. The bank above could be utilized for parkways and pedestrian trails. Development of this area must consider existing elevations. Signage placement in flood areas should be considered to provide directional assistance to residents with a flood evacuation plan.



All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

- Applicable Capital Improvements Programs may be considered for the area, specifically sidewalks.
- Consideration of costly drainage and street improvements in area.

11 SENECA WEST



12N HODGES SUBDIVISION AREA

Platted in 1950, the Hodges Subdivision area consists of approximately 30 lots and is primarily developed as R-1 (Single-Family). The area contains several lots which are not served by the Leon Valley sanitary sewer system; there are no curbs, sidewalks or streetlights.



The LAND USE in Hodges neighborhood area is an established neighborhood and should be maintained as a residential area. Any retail or commercial development of lots fronting Hodges Subdivision must consider potential cross-traffic generation and small lot size. For all developed and undeveloped areas fronting or abutting Hodges Subdivision to the northwest, rezoning to B-2 (Retail), B-3 (Commercial) and I-1 (Light Industrial) is strongly discouraged. Rezoning of these areas to B-1 (Small Business) and O-1 (Office) may be considered. Consolidation of multiple zoning districts north of established residential area is recommended.

The area INTERFACES with the Bandera Road commercial corridor and Leon Valley South Corridor.

The TRANSPORTATION goals must include consideration that the close proximity to Evers and Bandera Roads has the potential to induce undesirable cross traffic in area. Consideration should be given to traffic calming measures throughout the neighborhood.



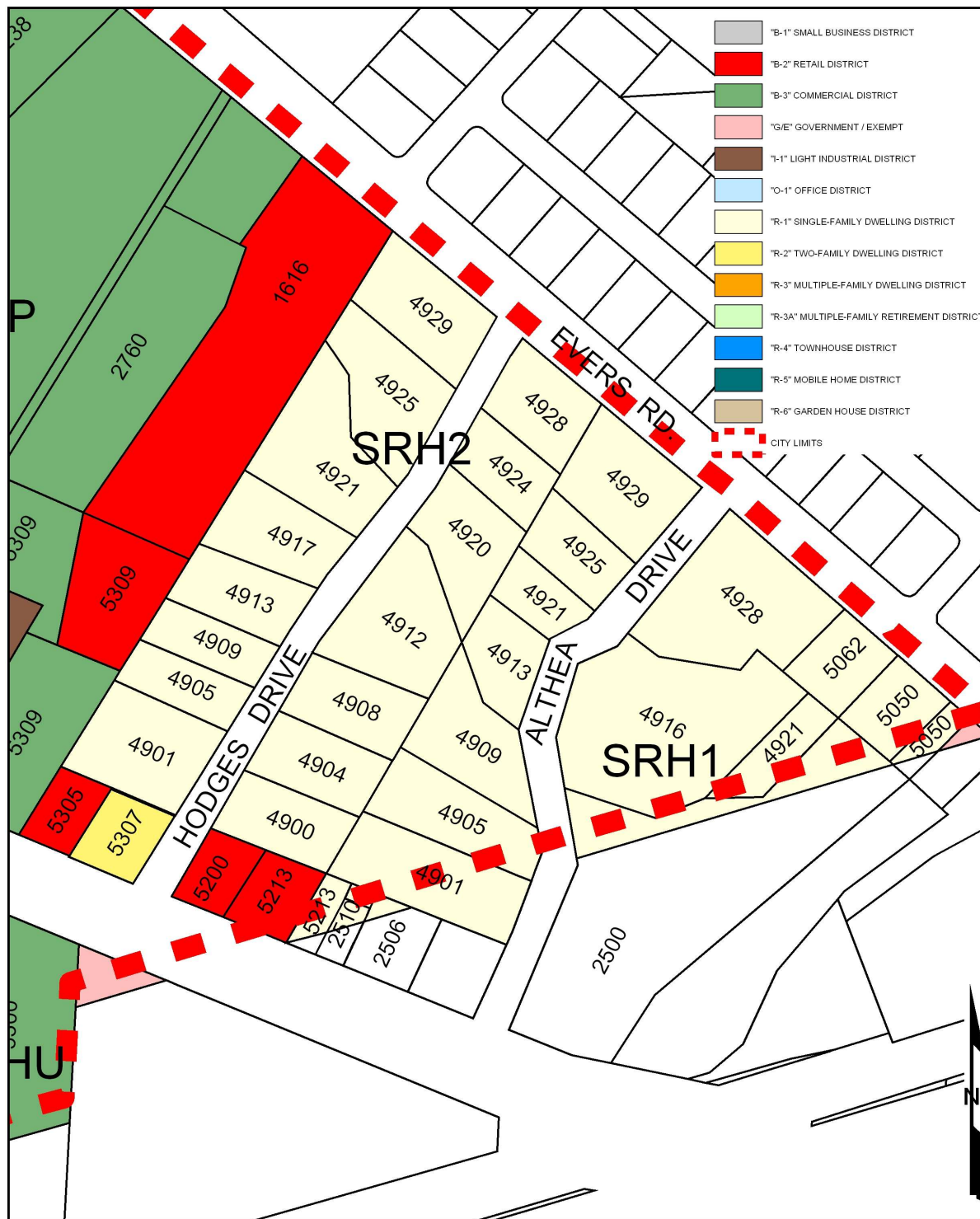
The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. Drainage from development of areas northwest of Hodges Subdivision and facing Bandera and Evers Roads must be carefully considered. Continued progress of storm water drainage program is encouraged. Street light implementation is encouraged for neighborhood safety. All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction.

The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

- Applicable Capital Improvements Programs may be considered for the area.

12N HODGES AREA



13N BANDERA PASS AREA



The Bandera Pass Manufactured Home Park area was platted in September of 1998, as Valley View Subdivision Unit #1, consisting of 10.429 acres of land. It is the City of Leon Valley's only Manufactured Home Park and is zoned R-5 (Manufactured Home) zoning district. There are forty-four spaces available in the area, each capable of accommodating a double-wide home. The neighborhood has a landscaped play area approximately half (1/2) of an acre in size.

The LAND USE in this area encourages rezoning lots between R-5 (Manufactured Home) and B-2 (Commercial) to B-1 (Small Business), O-1 (Office), B-2 (Retail) and MX-1 (Mixed Use) may be considered for the lots fronting Bandera Road. All commercial development of this area shall orient towards Bandera Road.

This area INTERFACES with Bandera Road Corridor and the City of San Antonio City Limit Line.

The TRANSPORTATION goals are that the private access drive from Bandera Road to Bandera Pass Area should be maintained as such by the private owner.

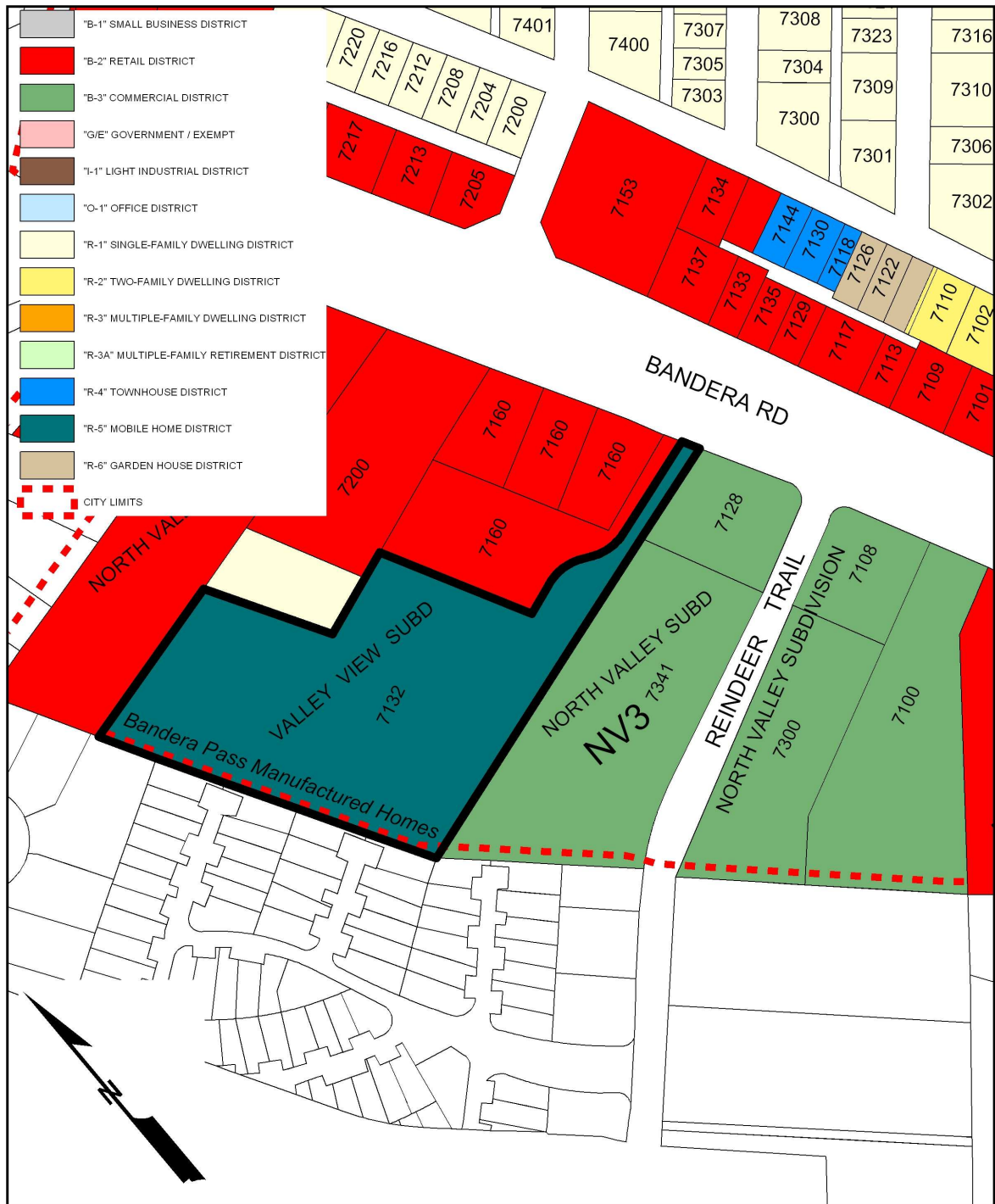
The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. The property owner is primarily responsible for maintaining the area, for the safety of neighborhood children. However, police patrol of the area is also encouraged to ensure the ultimate safety of the children and the community. Maintenance and upkeep of all green space/landscaped areas is also encouraged. All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

- Applicable public improvements may be considered for the area, specifically development of sidewalks along Bandera Road.



13N BANDERA PASS AREA



14 N PAVONA PLACE AREA

Developed in the mid-1990, includes the Pavona Place Subdivision and several large vacant tracts with potential for increased residential development.

The LAND USE in this area includes existing vacant areas currently zoned B-1 (Small Business) and B-2 (Retail) that are encouraged to be rezoned as R-1 (Single-Family), R-3A (Multiple-Family Retirement) or R-6 (Garden Home). It is also encouraged that any proposed commercial development exceed open/green space requirements.



The area INTERFACES with Huebner Road and Evers Road, which has limited commercial development. It also interfaces with Grass Valley, Canterfield, Linkwood, Monte Robles, and Pavona Place Subdivisions.

The TRANSPORTATION goals must consider that a connection of Huebner and Eckhert Roads is not considered favorably by residents. Traffic on Huebner Road is expected to increase due to City of San Antonio Road Improvements (outside Leon Valley City Limits). The addition of another turning lane at the intersection of Bandera and Huebner Road to accommodate and encourage smooth traffic flow would aid in preventing accidents and traffic backup. Access to Huebner road is to be limited. Any future transportation extensions associated with future development must meet the standard design criteria recommended by the City. Appropriate right-of-way dedications will be required as per development



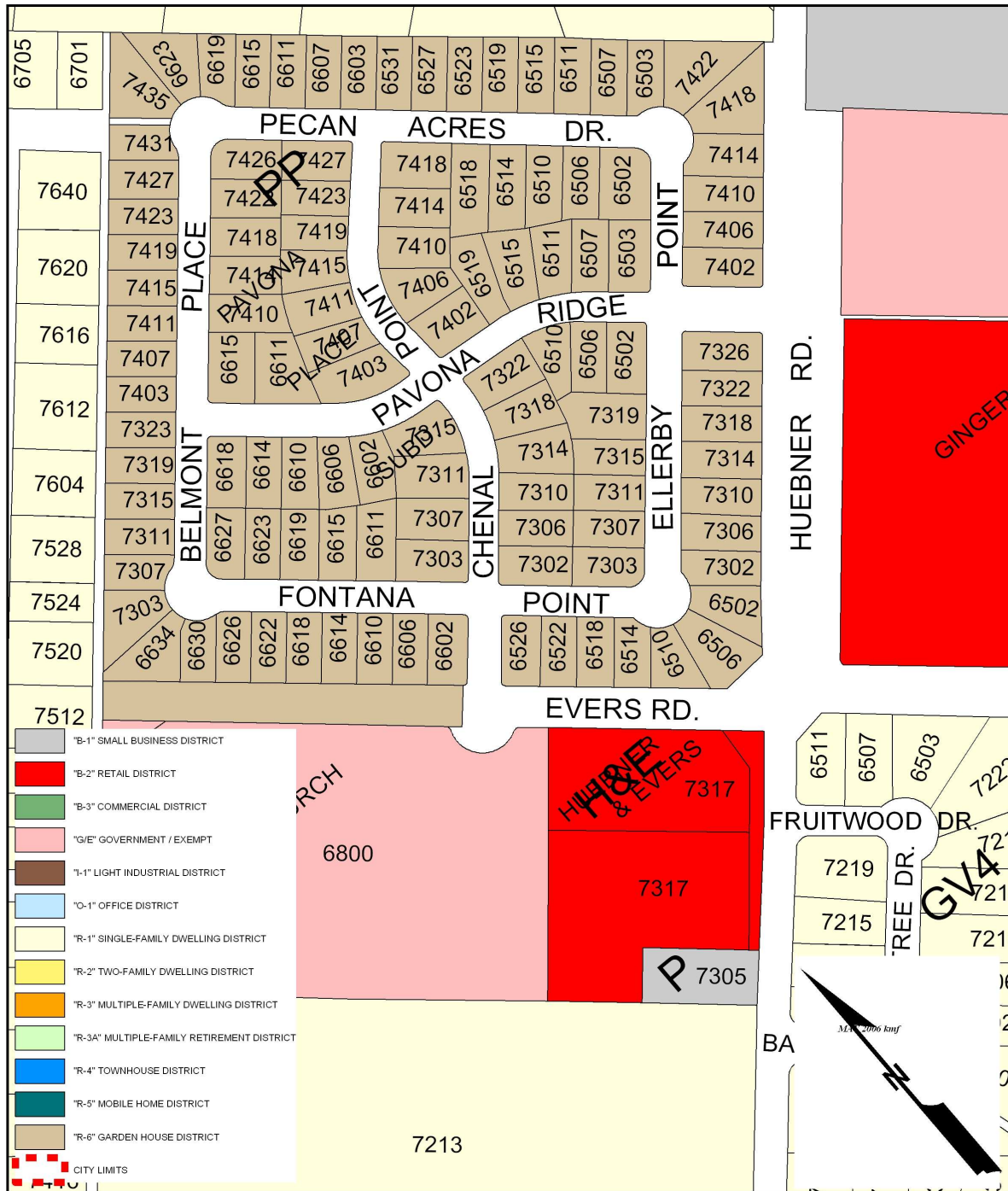
The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. It is recommend existing sixty (60) foot right-of-way (Evers extension) be maintained in accordance to Leon Valley Ordinance, specifically regulations pertaining to weeds and Code Enforcement. Ensure access to alleyway for maintenance and upkeep. Two speed humps or other traffic calming measures may be considered along Pavona Ridge and Fontana Point.

All new development should adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, "Lots, Yards and Fences". Any development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

- Maintain streets and sidewalks and provide yearly evaluations.
- Right-of-way acquisition and installation of a center turn lane in the area of Chaparral.

14 N PAVONA PLACE



15N SHADOW MIST AREA

The Shadow Mist area is an R-6 (Garden Home) subdivision with streets named after local artists such as Joan Grona and Charles Field. The property was replatted in the spring of 2004, and construction began in the summer of 2005. The subdivision is currently under construction and will consist of one hundred four (104) homes when the project is completed.

The LAND USE feature of this area is R-6 (Garden Homes). The property located to the south is a large vacant tract of land zoned R-3A (Multiple-Family Retirement). This property is recommended to remain R-3A, however R-1 (Single-Family), R-2 (Two-Family), R-4 (Townhomes) and R-6 (Garden Home) zoning may be considered for this area. The sparse B-3 (Commercial) zoning in this area is encouraged to remain B-3 or may be considered for B-2 (Retail) zoning or other residential zoning.

The Shadow Mist area INTERFACES with Grissom Road. Across the street, to the west of Shadow Mist, are the Northside Independent School District Office Annex and the new Rita Kay Driggers Elementary School. To the north of the subdivision are the Shadow Valley Apartments which were constructed in the early 80's, and consist of 250 apartment units. The only other residential interface is Leon Valley Ranches, an R-1 (Single-Family) neighborhood. Any non-residential development in the area must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas, including the nearby school facilities. Traffic on Grissom Road has increased and will continue to increase as two new residential developments are expected along Grissom.

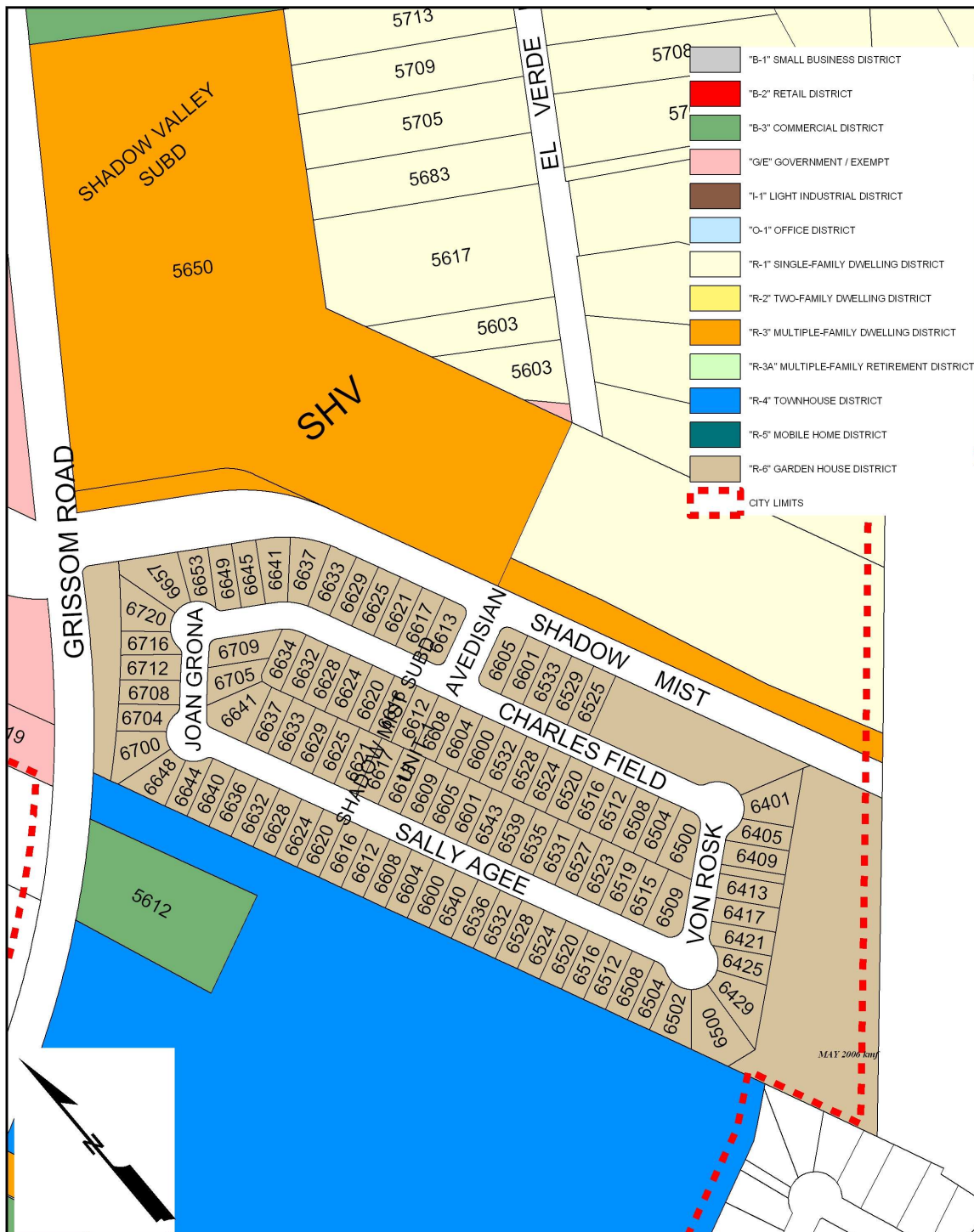
The CONCEPTUAL THOROUGHFARE PLAN for the Shadow Mist Area recommends connection to Shadow Mist Drive from El Verde Road. Additionally, the conceptual plan suggests that Shadow Mist Drive be extended into the San Antonio City Limits to Crystal Bow and then out to Crystal Run.

The COMMUNITY SERVICE and the ENVIRONMENTAL component of this area go hand in hand. This area is also designed with dedicated park land to act as a buffer to the subdivision and provides a natural area to the residents of Shadow Mist. This two (2) acre park will eventually adjoin a forty-seven (47) acre park planned in The City of San Antonio. The new subdivision Shadow Mist has a Homeowner's Association to enforce deed restrictions. Code enforcement of this new subdivision is encouraged, specifically the maintenance and upkeep of lots, yards and fences as outlined in Chapter 14, of Leon Valley Code. There are also street lights installed throughout the subdivision for neighborhood security.

As a new subdivision the ACTION PLAN for Shadow Mist are minimal.

- Special attention should also be given to drainage in the area, as a majority of the surrounding areas are in the Floodway and/or the Floodplain.
- A Hydraulic Study of the area was initiated in August 2007, and is being prepared. The San Antonio River Authority (SARA) and Bexar County Flood Control are also involved in finding a resolution to drainage concerns in this and the surrounding areas.

15N SHADOW MIST AREA



16N THE RIDGE AT LEON VALLEY AREA (Units 1, 2, 3)

The Ridge at Leon Valley are (The Ridge) is an R-6 (Garden Home) subdivision with three separate units and streets named after herbs and spices such as Saffron Way, Poppy Seed Run, Nutmeg Trail and Cilantro Place. The property was replatted in the summer of 2004, and construction began in the fall of 2005. The subdivision is currently under construction and will consist of two hundred fifty-four (254) homes when the project is completed.



The LAND USE feature of this area is R-6 (Garden Homes). The north side of the subdivision is buffered by B-3 (Commercial) zoning. Any B-3 in the area is encouraged to remain B-3 or may be considered for B-2 (Retail) zoning. To the south of the subdivision are the city limit line and the Villas at Ingram in the City of San Antonio. The property to the west of The Ridge is an established R-1 (Single-Family) neighborhood known as Seneca West Area. The vacant property located to the east of the subdivision is zoned R-3 (Multiple-Family). These R-3 lots may remain R-3 or may be considered for rezoning to R-1 (Single-Family), R-2 (Two-Family), R-4 (Townhomes), R-6 (Garden Home), MX-1 (Mixed Use) or B-2 (Retail) zoning.



The Ridge area INTERFACES with Bandera Road and Wurzbach Road. The subdivision may be accessed by two collector streets, either Thistle Drive or Watercress Drive. Both collector streets also provide access routes to Bandera and Wurzbach Roads. The TRANSPORTATION component notes that the traffic on Bandera Road has increased and will continue to increase as the subdivision is completed and new shopping centers are developed along Bandera. Additionally, an elevated entry ramp is being constructed on Bandera Road to alleviate traffic congestion and encourage traffic flow. A

traffic light at Wurzbach Road and Watercress Drive may be considered and is encouraged as Wurzbach also acts as an entrance from Leon Valley into The City of San Antonio. A CONCEPTUAL THOROUGHFARE PLAN is not applicable to The Ridge Area at this time.

The COMMUNITY SERVICE and the ENVIRONMENTAL components of this area go hand in hand. As a new subdivision The Ridge has a Homeowner's Association to enforce deed restrictions. Code enforcement is encouraged in all neighborhoods. There are also street lights installed throughout the subdivision for neighborhood security.

As a new subdivision the ACTION PLAN for The Ridge are limited at this time.

- Street and sidewalk maintenance and yearly evaluations are encouraged as preventative measures. Attention should be given to water pressure as well.
- Traffic light consideration may be required at Wurzbach and Watercress.
- Special attention should also be given to drainage in the area. There is a drainage channel in this area which flows into Huebner Creek as well as a retention pond, as a majority of the surrounding area is in the Floodway. A Hydraulic Study of the area was initiated in August 2007. Special attention to drainage must be given.

16N RIDGE AT LEON VALLEY AREA UNITS 1-3

